



Agenda
Village of Glen Ellyn
Regular Meeting
Monday, August 24, 2015
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

Village Board Meeting Procedures Statement

Visitors are most welcome to attend all meetings of the Village Board and can find copies of the Agenda on their chairs or online at www.glenellyn.org prior to the meeting. Meetings are taped and also televised on WideOpenWest Channel 6, AT&T Channel 99, and Comcast Cable Services Channel 10. Any individual with a disability requiring a reasonable accommodation in order to participate in a meeting should contact Harold Kolze, Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting. All matters on the Agenda may be discussed, amended, and acted upon.

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Village Recognition: (Village Clerk Galvin)

1. Glen Ellyn School District 41 sent a letter to Assistant Chief Bill Holmer in recognition of his commitment to public education.
2. Sergeant Norman Webber received a thank you letter from St. James the Apostle Catholic Church in appreciation for his suggestions to help alleviate their parking situation.

E. Audience Participation

1. Glen Ellyn Public Library Director Dawn Bussey will discuss the successful results of the 2015 Summer Reading Program, "Read for Heroes."
2. Open:

Members of the public are welcome to speak to any item *not* specifically listed on tonight's agenda for up to three minutes. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed. In either case, please complete the Audience Participation form and turn it in to the Village Clerk. It is requested that, if possible, one spokesman for a group be appointed to present the views of the entire group. Speakers who are recognized are requested to step to a microphone and state their name, address and the group they are representing prior to addressing the Village Board.

F. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

Motion to approve the following items including Payroll and Vouchers totaling \$2,098,266.99: (Trustee Senak)

1. Total Expenditures (Payroll and Vouchers) - \$2,098,266.99.

The vouchers have been reviewed by Trustee Senak and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.
2. Approve St. Petronille's Annual Picnic Special Event Permit, to take place on September 20, 2015, from 8:00 a.m. to 5:00 p.m., at Panfish Park. (Assistant Village Manager Stonitsch)
3. Approve updates to the Investment Policy. (Finance Director Coyle)
4. Accept the Bond Order for \$13,435,000, General Obligation Bonds, Series 2015. (Finance Director Coyle)
5. Ordinance No. 6346, An Ordinance Granting Approval of the Exterior Appearance, Sign Variations and Zoning Variations for a New Commercial Building at 369 Roosevelt Road. (Planning and Development Director Hulseberg)
6. Resolution No. 15-10, A Resolution Authorizing the Execution of an Agreement Between the Village of Glen Ellyn and the State of Illinois and Appropriating Funds for the Local Share of Expenses Associated with the Construction of Sidewalk as Part of the Proposed Culvert Replacement Project on Illinois Route 53 between Bemis Road and Marston Avenue. (Public Works Director Hansen)
7. Approve the award of a contract with Lyons/Pinner Electric Company, of LaGrange, Illinois, for the service of installing the Route 38 street lights brackets, in an amount not to exceed \$28,186.60, to be expensed to the Capital Projects Fund. (Public Works Director Hansen)
8. Approve the award of an agreement with John Neri Construction, of Addison, Illinois, to repair a water main break on Roosevelt Road at the East Branch of the DuPage River, in an amount not to exceed \$60,956, to fund up to seven (7) project days for labor and equipment at the rate of \$8,708 per day, to be charged to the Water Fund. (Public Works Director Hansen)
9. Ordinance No. 6347-VC, An Ordinance to Amend Section 9-5-6 (Schedule F; Parking Prohibited at All Times) of the Village Code Regarding Parking on Orchard Lane West of Lambert Road. (Police Chief Norton)
10. Approve the award of a contract with G.E. Riddiford, of Arlington Heights, Illinois, for the flat roof replacement project at Fire Station #2, in the amount of \$106,285, plus a 3 percent project contingency (\$3,188.55), for a total contract amount not to exceed \$109,473.55, to be expensed to the Facilities Maintenance Reserve Fund. (Assistant Village Manager Stonitsch)

G. 530 Pennsylvania Avenue Facade Improvement and Downtown Retail Interior Improvements Awards: (Economic Development Coordinator Hannah) (Trustee Clark)

1. Approve Facade Improvement and Downtown Retail Interior Improvement Awards for 530 Pennsylvania Avenue.

H. Indoor and Outdoor Live Entertainment at the Village Links/Reserve 22: (Presented by Planning and Development Director Hulseberg) (Trustee O'Shea)

1. Ordinance No. 6348, An Ordinance Amending Ordinance 6321 Which Granted Approval of Zoning Code Text Amendments, a Zoning Variation and a Special Use Permit for the Village Links/Reserve 22 Located at 485 Winchell Way to Allow Indoor and Outdoor Live Entertainment. (Planning and Development Director Hulseberg)

I. Five Year Forecast: (Finance Director Coyle) (Discussion Only)

1. Finance Director Christina Coyle will present the Village's Five Year Forecast.

J. Reminders

1. A Village Board Meeting is scheduled for Monday, September 14, 2015 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center.
2. A Special Village Board Workshop is scheduled for Monday, September 21, 2015 at 7:00PM at the Village Links/Reserve 22, 485 Winchell Way.
3. A Special Village Board Workshop is scheduled for Wednesday, September 24, 2015 at 7:00PM at the Village Links/Reserve 22, 485 Winchell Way.

K. Other Business

L. Motion to adjourn to Executive Session for the purposes of discussing pending or threatened litigation, setting the price for sale or lease of property, and the purchase of real property for the use of the public body, without returning to open session thereafter. (Trustee Elliott)



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 08/24/15 07:00 PM
Department: Administration - Recognition
Department Head: Al Stonitsch
Category: Recognition
Prepared By: Caroline Conlon

SCHEDULED

AGENDA ITEM (ID # 1901)

DOC ID: 1901

Glen Ellyn School District 41 sent a letter to Assistant Chief Bill Holmer in recognition of his commitment to public education.

ATTACHMENTS:

- Recognition 01 Asst Chief Holmer (PDF)

Ignite passion.

Inspire excellence.

Imagine possibilities.

Our Positive Core

We make a difference.

We embrace change together.

We are a true team of professionals.

We build the future.



Bill Holmer

I Wanted to send a
Note along with the District 41
Annual Report to thank you
for your commitment to public
education. It is vital to have
Partners like you.

Paul Gordon

Glen Ellyn School District 41
793 North Main Street
Glen Ellyn, Illinois 60137
630.790.6400 | www.d41.org



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 08/24/15 07:00 PM
Department: Administration - Recognition
Department Head: Al Stonitsch
Category: Recognition
Prepared By: Caroline Conlon

SCHEDULED

AGENDA ITEM (ID # 1902)

DOC ID: 1902

Sergeant Norman Webber received a thank you letter from St. James the Apostle Catholic Church in appreciation for his suggestions to help alleviate their parking situation.

ATTACHMENTS:

- Recognition 02 Sgt Webber from St. James (PDF)

St. James the Apostle Catholic Church



August 1, 2015

Sgt. Norman Webber
Glen Ellyn Police Department
535 Duane Street
Glen Ellyn, Illinois 60137

Dear Sgt. Webber:

I wish to thank you for taking the time to come to St. James the Apostle Parish to look at the options available to help alleviate our parking situation. I truly appreciate your suggestions. We will be obtaining the cones as you suggested and with some good information going out to our parishioners ahead of time, we hope to keep the "no parking" areas free of vehicles.

God's blessings to you and to the Police Department.

Sincerely,

Rev. David J. Hankus, D.Min., Ph.D.

Pastor

480 S. Park Blvd., Glen Ellyn, IL 60137 Phone: 630-469-7540 Fax: 630-469-7590



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 08/24/15 07:00 PM
Department: Administration - Recognition
Department Head: Al Stonitsch
Category: Policy
Prepared By: Caroline Conlon

SCHEDULED

AGENDA ITEM (ID # 1904)

DOC ID: 1904

Glen Ellyn Public Library Director Dawn Bussey will discuss the successful results of the 2015 Summer Reading Program, "Read for Heroes."



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 08/24/15 07:00 PM
Department: Administration - Recognition
Department Head: Al Stonitsch
Category: Vouchers
Prepared By: Caroline Conlon

SCHEDULED

AGENDA ITEM (ID # 1903)

DOC ID: 1903

Total Expenditures (Payroll and Vouchers) - \$2,098,266.99.
The vouchers have been reviewed by Trustee Senak and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.

ATTACHMENTS:

- Vouchers 08-24-2015 (PDF)

Approval of Vouchers
For the Village Board Meeting of August 24, 2015

EXPENDITURES:

Accounts Payable Warrant 0815-1	8/7/2015	\$	674,663.89
Accounts Payable Warrant 0815-2	8/14/2015	\$	912,089.03
Accounts Payable Warrant DED0815	8/14/2015	\$	4,005.00
Sub-Total		\$	1,590,757.92
Warrant Total \$			1,590,757.92

PAYROLL EXPENDITURES**August 21, 2015****Net Employee Payroll Checks****\$318,619.69****Employee & Employer Payroll Deductions:**

Employee Deductions*	138,921.66
IMRF - Employer contribution	23,414.08
Social Security/Medicare Tax Withheld - Employer portion	26,553.64
Total Payroll	\$ 507,509.07

GRAND TOTAL \$ 2,098,266.99

* Employee deductions include contributions for pensions, health insurance, union dues and other employee directed deductions such as tax withholdings, 457 & 125 plan contributions and supplemental life insurance.

08/14/2015 14:38
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0815-1

PG 1
appdwarr

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
5217 ROSELAND INDUSTRIES, INC 61055 07/17/15 INVOICE: 486-3 61056 06/21/15 INVOICE: 395-4 VENDOR TOTALS				217556 217556	P P	08/07/15 08/07/15	55730 55720	LINENS AND RENTALS OPERATING SUPPLIES	787.85 4,207.50 4,995.35
7251 DJK TECHNOLOGIES, INC 60970 07/21/15 INVOICE: 24103 VENDOR TOTALS				217557	P	08/07/15	65000	MAINTENANCE-BUILDING & GR	243.00
8181 MWSTAR WASTE HOLDINGS CORPORATION 60972 07/18/15 INVOICE: TB0000013757 VENDOR TOTALS				217558	P	08/07/15	143300	LANDFILL FEES	481.32
9622 MICHAEL C ALLES 60971 07/07/15 INVOICE: TXR080415 VENDOR TOTALS				217559	P	08/07/15	4000	REAL ESTATE TRANSFER TAX	3,213.00
3057 A.M. LEONARD INC. 60973 07/21/15 INVOICE: CI15116032 60973 07/21/15 INVOICE: CI15116032 VENDOR TOTALS				217560 217560	P P	08/07/15 08/07/15	143400 121610	CBD APPEARANCE MAINTENANCE-BUILDING & GR	93.01 5.94 98.95
8437 B & F CONSTRUCTION CODE SERVICES, INC 61001 07/27/15 INVOICE: 42054 61002 07/27/15 INVOICE: 42048 61003 07/18/15 INVOICE: 42004 61004 07/18/15 INVOICE: 42006 61005 07/17/15 INVOICE: 41998 61006 07/28/15 INVOICE: 42065 VENDOR TOTALS				217561 217561 217561 217561 217561 217561 217561	P P P P P P P	08/07/15 08/07/15 08/07/15 08/07/15 08/07/15 08/07/15 08/07/15	126200 126200 126200 126200 126200 126200 126200	BUILDING REVIEWS BUILDING REVIEWS BUILDING REVIEWS BUILDING REVIEWS BUILDING REVIEWS BUILDING REVIEWS BUILDING REVIEWS	850.74 1,015.90 590.40 200.00 223.00 2,887.99 5,768.03
8269 B GUNTHER & COMPANY, INC				58,080.00	YTD	INVOICED			

08/14/2015 14:38
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0815-1

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
60977 INVOICE: 96288	07/28/15			217562	P	08/07/15	143100	520305	54.48
VENDOR TOTALS		306.44	YTD INVOICED					306.44	54.48
4670 DYNAMIC BRANDS LLC 61059 07/22/15 INVOICE: 971871				217563	P	08/07/15	550	150300	121.25
VENDOR TOTALS		121.25	YTD INVOICED					121.25	121.25
8610 RICHARD JOSEPH BENDA 61000 08/06/15 INVOICE: 80615				217555	P	08/06/15	55730	520904	250.00
VENDOR TOTALS		1,250.00	YTD INVOICED					1,250.00	250.00
9631 TRAVIS BOLAND 61007 08/05/15 INVOICE: PR080615				217564	P	08/07/15	5300	440530	211.70
VENDOR TOTALS		211.70	YTD INVOICED					211.70	211.70
96 BONNELL INDUSTRIES, INC. 60974 07/17/15 INVOICE: 163149-IN				217565	P	08/07/15	65000	530310	60.16
VENDOR TOTALS		5,858.44	YTD INVOICED					5,858.44	60.16
103 BRISTOL HOSE & FITTING 60975 07/13/15 INVOICE: 3285205				217566	P	08/07/15	65000	530310	478.84
60976 07/15/15 INVOICE: 3285402				217566	P	08/07/15	65000	530310	22.04
VENDOR TOTALS		1,002.06	YTD INVOICED					1,002.06	500.88
9437 ECON CONTROL INC 61058 07/27/15 INVOICE: 21973				217567	P	08/07/15	55730	530410	628.19
VENDOR TOTALS		4,009.44	YTD INVOICED					4,009.44	628.19
9623 JOHN/JEAN CHERESKIN 60978 07/29/15 INVOICE: TXR080415				217568	P	08/07/15	4000	410600	1,268.00
VENDOR TOTALS		1,268.00	YTD INVOICED					1,268.00	1,268.00
6043 CHICAGO PARTS & SOUND LLC 61010 07/31/15				217569	P	08/07/15	65000	530310	39.91

08/14/2015 14:38
mayrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0815-1

PG 3
appdwarr

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 693787 61011 INVOICE: 693789	07/31/15			217569	P	08/07/15	65000	530310 PARTS PURCHASED	35.76
VENDOR TOTALS	4,914.67 YTD INVOICED							4,914.67 YTD PAID	75.67
9488 CHICAGO TESTING LABORATORY, INC 61009 INVOICE: 15EG70501	07/28/15		20150027	217570	P	08/07/15	40000	580160 14004 ELM-GENEVA-COTTAGE	4,487.00
VENDOR TOTALS	4,487.00 YTD INVOICED							4,487.00 YTD PAID	4,487.00
9584 MICHAEL/AMY COONEY 60979 INVOICE: TXR080415	07/29/15			217571	P	08/07/15	4000	410600 REAL ESTATE TRANSFER TAX	1,488.00
VENDOR TOTALS	1,536.00 YTD INVOICED							1,536.00 YTD PAID	1,488.00
9624 LAURA CRISMAN 61012 INVOICE: TXR080415	07/29/15			217572	P	08/07/15	4000	410600 REAL ESTATE TRANSFER TAX	2,835.00
VENDOR TOTALS	2,835.00 YTD INVOICED							2,835.00 YTD PAID	2,835.00
9632 JAMES CURRAN 61008 INVOICE: 20150104	08/05/15			217573	P	08/07/15	100	240100 ESCROWS - DEVELOPER DEPOS	4,708.00
VENDOR TOTALS	4,708.00 YTD INVOICED							4,708.00 YTD PAID	4,708.00
9633 THERESA DAVIS 61017 INVOICE: VR080615	08/05/15			217574	P	08/07/15	1000	420100 VEHICLE LICENSES	35.00
VENDOR TOTALS	35.00 YTD INVOICED							35.00 YTD PAID	35.00
242 DU-KANE ASPHALT CO. 60982 INVOICE: 23221	07/19/15			217575	P	08/07/15	143300	530210 OPERATING SUPPLIES, ASPHA	793.52
VENDOR TOTALS	8,795.52 YTD INVOICED							8,795.52 YTD PAID	793.52
1917 DULTMEIER SALES LLC 60981 INVOICE: 3114267	07/23/15			217576	P	08/07/15	65000	530310 PARTS PURCHASED	514.54
VENDOR TOTALS	749.78 YTD INVOICED							749.78 YTD PAID	514.54
3555 JOHN/REBECCA DUMERER 61015 INVOICE: 201502212	08/06/15			217577	P	08/07/15	40000	580160 14004 ELM-GENEVA-COTTAGE	2,302.05

08/14/2015 14:38
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0815-1

VENDOR NAME DOCUMENT		INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	TO FISCAL 2015/08 01/01/2015 TO 12/31/2015	
VENDOR TOTALS			2,302.05	YTD INVOICED				2,302.05	YTD PAID		2,302.05
249	DUPAGE COUNTY	08/06/15			217578	P	08/07/15	40000	580100	CONSTRUCTION PROJECTS	7,013.80
	INVOICE: 80615										
	61014	08/06/15			217578	P	08/07/15	40000	580100	CONSTRUCTION PROJECTS	8,462.96
	INVOICE: 80615-1										
VENDOR TOTALS			24,787.20	YTD INVOICED				24,787.20	YTD PAID		15,476.76
5827	DUPAGE DODGE	07/23/15			217579	P	08/07/15	65000	530310	PARTS PURCHASED	142.45
	60980										
	INVOICE: 50374										
	61016	08/04/15			217579	P	08/07/15	65000	530310	PARTS PURCHASED	41.70
	INVOICE: 50611										
VENDOR TOTALS			261.92	YTD INVOICED				261.92	YTD PAID		184.15
262	DUPAGE WATER	08/04/15			15376	W	08/07/15	50100	530500	LAKE MICHIGAN WATER	355,155.80
	DPWC-84										
	INVOICE: DPWC-96										
VENDOR TOTALS			2,578,205.33	YTD INVOICED				2,578,205.33	YTD PAID		355,155.80
9625	ECOLOGY + VISION, LLC	04/17/15			217580	P	08/07/15	143400	521055	PROFESSIONAL SERVICES - O	4,602.10
	60983										
	INVOICE: 256										
VENDOR TOTALS			4,602.10	YTD INVOICED				4,602.10	YTD PAID		4,602.10
9305	FIELD STREET PROPERTIES	08/05/15			217581	P	08/07/15	540	120210	ACCOUNTS RECV - UTILITY BI	31.62
	61018										
	INVOICE: 80615										
VENDOR TOTALS			31.62	YTD INVOICED				31.62	YTD PAID		31.62
1726	BRIDGESTONE RETAIL OPERATIONS, LLC	07/24/15			217582	P	08/07/15	65000	521180	REPAIRS-CONTRACTUAL/LABOR	12.99
	60984										
	INVOICE: 222785										
VENDOR TOTALS			3,633.23	YTD INVOICED				3,633.23	YTD PAID		12.99
311	THE TERRAMAR GROUP, INC	07/27/15			217583	P	08/07/15	65000	530310	PARTS PURCHASED	302.15
	61019										
	INVOICE: 63409										
VENDOR TOTALS			6,949.47	YTD INVOICED				6,949.47	YTD PAID		302.15
6345	FORCE AMERICA DISTRIBUTING, LLC	07/22/15			217584	P	08/07/15	65000	530310	PARTS PURCHASED	131.54
	60985										

08/14/2015 14:38
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTPG 5
appdwart

WARRANT: 0815-1

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	

INVOICE: 4162897									
VENDOR TOTALS			1,185.04	YTD INVOICED			1,185.04	YTD PAID	131.54
9362 G & K SERVICES, CO									
61021 07/31/15				217585	P	08/07/15	143100	MAINTENANCE-BUILDING & GR	17.79
INVOICE: 1028234660									
61021 07/31/15				217585	P	08/07/15	65000	LEASED EQUIPMENT	48.97
INVOICE: 1028234660									
VENDOR TOTALS			839.54	YTD INVOICED			839.54	YTD PAID	66.76
9626 JOHN GALGANO									
60986 07/29/15				217586	P	08/07/15	1000	VEHICLE LICENSES	30.00
INVOICE: VR080415									
VENDOR TOTALS			30.00	YTD INVOICED			30.00	YTD PAID	30.00
6961 GFS MARKETPLACE LLC									
61060 08/03/15				217587	P	08/07/15	550	FOOD INVENTORY	79.96
INVOICE: 934041341									
61061 08/03/15				217587	P	08/07/15	550	FOOD INVENTORY	39.98
INVOICE: 934041340									
VENDOR TOTALS			1,010.38	YTD INVOICED			1,010.38	YTD PAID	119.94
1180 GLEN ELLYN PARK DISTRICT									
61020 08/03/15				217588	P	08/07/15	100	ESCROWS - DEVELOPER DEPOS	5,000.00
INVOICE: 20101241									
VENDOR TOTALS			86,652.80	YTD INVOICED			86,652.80	YTD PAID	5,000.00
4739 GORDON FOOD SERVICE, INC.									
61062 07/23/15				217589	P	08/07/15	550	FOOD INVENTORY	195.29
INVOICE: 164424804									
61062 07/23/15				217589	P	08/07/15	550	NA BEVERAGES INVENTORY	1,366.12
INVOICE: 164424804									
61062 07/23/15				217589	P	08/07/15	55730	OPERATING SUPPLIES	56.29
INVOICE: 164424804									
61062 07/23/15				217589	P	08/07/15	55730	DRY GOODS	221.64
INVOICE: 164424804									
61063 07/30/15				217589	P	08/07/15	550	NA BEVERAGES INVENTORY	-431.34
INVOICE: 6554429									
61098 07/30/15				217589	P	08/07/15	550	FOOD INVENTORY	333.40
INVOICE: 164547810									
61098 07/30/15				217589	P	08/07/15	550	NA BEVERAGES INVENTORY	523.26
INVOICE: 164547810									
61098 07/30/15				217589	P	08/07/15	55730	OPERATING SUPPLIES	56.29
INVOICE: 164547810									
61098 07/30/15				217589	P	08/07/15	55730	DRY GOODS	295.52
INVOICE: 164547810									

08/14/2015 14:38
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0815-1

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	

VENDOR TOTALS									
		26,196.81	YTD INVOICED				26,196.81	YTD PAID	2,616.47
929 W.W. GRAINGER INC									
60988	07/17/15			217590	P	08/07/15	143300	521045	MAINTENANCE-STREET LIGHTS
INVOICE:		9494400011							
VENDOR TOTALS									
		9,358.95	YTD INVOICED				9,358.95	YTD PAID	432.62
370 GRAYBAR ELECTRIC COMPANY INC									
60987	07/23/15			217591	P	08/07/15	143300	521045	MAINTENANCE-STREET LIGHTS
INVOICE:		980038222							
VENDOR TOTALS									
		550.00	YTD INVOICED				550.00	YTD PAID	550.00
6405 HIGHLAND BAKING CO									
61064	08/03/15			217592	P	08/07/15	550	150301	FOOD INVENTORY
INVOICE:		909816							
61065	08/04/15			217592	P	08/07/15	550	150301	FOOD INVENTORY
INVOICE:		910484							
61066	08/02/15			217592	P	08/07/15	550	150301	FOOD INVENTORY
INVOICE:		909617							
61067	08/01/15			217592	P	08/07/15	550	150301	FOOD INVENTORY
INVOICE:		909209							
61068	07/31/15			217592	P	08/07/15	550	150301	FOOD INVENTORY
INVOICE:		908158							
61069	07/30/15			217592	P	08/07/15	550	150301	FOOD INVENTORY
INVOICE:		907501							
61070	07/29/15			217592	P	08/07/15	550	150301	FOOD INVENTORY
INVOICE:		906881							
61071	07/21/15			217592	P	08/07/15	550	150301	FOOD INVENTORY
INVOICE:		901484							
VENDOR TOTALS									
		18,897.23	YTD INVOICED				18,897.23	YTD PAID	1,198.92
444 INTERSTATE BATTERY SYS OF SW CHICAGO									
61022	07/30/15			217593	P	08/07/15	65000	530310	PARTS PURCHASED
INVOICE:		24020261							
VENDOR TOTALS									
		1,199.50	YTD INVOICED				1,199.50	YTD PAID	359.85
481 JERRY HAGGERTY CHEVROLET INC									
60989	07/28/15			217594	P	08/07/15	65000	530310	PARTS PURCHASED
INVOICE:		159550							
VENDOR TOTALS									
		42,460.67	YTD INVOICED				42,460.67	YTD PAID	111.96
9627 BULL & BATCH, INC									
60991	05/04/15			217595	P	08/07/15	550	150301	FOOD INVENTORY
INVOICE:		1735							

08/14/2015 14:38
maryr

VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

PG 7
appdwarr

WARRANT: 0815-1

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		396.00	YTD INVOICED				396.00	YTD PAID	396.00
612 KONICA MINOLTA BUSINESS SOLUTIONS INC 60992 07/24/15 INVOICE: 9001603326		217596	P	08/07/15		121400	520901	COPIER	461.97
VENDOR TOTALS		6,203.03	YTD INVOICED				6,203.03	YTD PAID	461.97
584 MCCANN INDUSTRIES, INC. 60994 07/22/15 INVOICE: 7193949		217597	P	08/07/15		65000	530310	PARTS PURCHASED	28.08
VENDOR TOTALS		1,639.86	YTD INVOICED				1,639.86	YTD PAID	28.08
8668 MID-WEST INSTITUTIONAL FOODS DISTRIBUTORS, INC 61072 08/04/15 INVOICE: 392283		217598	P	08/07/15		550	150301	FOOD INVENTORY	267.03
61073 08/03/15 INVOICE: 391687		217598	P	08/07/15		550	150301	FOOD INVENTORY	307.19
61074 08/01/15 INVOICE: 391294		217598	P	08/07/15		550	150301	FOOD INVENTORY	532.74
61075 07/31/15 INVOICE: 390656		217598	P	08/07/15		550	150301	FOOD INVENTORY	235.95
61076 07/30/15 INVOICE: 390073		217598	P	08/07/15		550	150301	FOOD INVENTORY	179.61
61077 07/29/15 INVOICE: 389445		217598	P	08/07/15		550	150301	FOOD INVENTORY	482.69
61078 07/21/15 INVOICE: 385516		217598	P	08/07/15		550	150301	FOOD INVENTORY	250.21
VENDOR TOTALS		47,471.26	YTD INVOICED				47,471.26	YTD PAID	2,255.42
8205 MUNICIPAL GIS PARTNERS, INC 60995 07/31/15 INVOICE: 2637		20150001	217599	P	08/07/15	121400	521055	PROFESSIONAL SERVICES - O	2,617.98
60995 07/31/15 INVOICE: 2637		20150001	217599	P	08/07/15	50100	521055	PROFESSIONAL SERVICES - O	2,617.97
60995 07/31/15 INVOICE: 2637		20150001	217599	P	08/07/15	50200	521055	PROFESSIONAL SERVICES - O	2,617.97
VENDOR TOTALS		62,646.44	YTD INVOICED				62,646.44	YTD PAID	7,853.92
5841 GENUINE PARTS CO-NAPA 61025 08/03/15 INVOICE: 327994		217600	P	08/07/15		65000	530310	PARTS PURCHASED	58.45
VENDOR TOTALS		2,110.09	YTD INVOICED				2,110.09	YTD PAID	58.45
8790 A NEW DAIRY CO, INC 61079 07/31/15		217601	P	08/07/15		550	150301	FOOD INVENTORY	473.05

08/14/2015 14:38
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0815-1

PG 8
appdwarr

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 1450631 61079 07/31/15 INVOICE: 1450631				217601	P	08/07/15	550 150305	NA BEVERAGES INVENTORY	48.71
VENDOR TOTALS			16,682.35 YTD INVOICED				16,682.35 YTD PAID		521.76
7183 NEWEGG INC 60996 07/02/15 INVOICE: 1201182902 60997 07/02/15 INVOICE: 1201183040 60998 07/02/15 INVOICE: 1201183957 60999 07/22/15 INVOICE: 1201214115				217602	P	08/07/15	121400 570110	COMPUTER EQUIPMENT/PROJEC	364.95
				217602	P	08/07/15	121400 570110	COMPUTER EQUIPMENT/PROJEC	189.99
				217602	P	08/07/15	121400 570110	COMPUTER EQUIPMENT/PROJEC	92.50
				217602	P	08/07/15	134300 530100	OFFICE SUPPLIES	155.86
VENDOR TOTALS			5,904.55 YTD INVOICED				5,904.55 YTD PAID		803.30
651 NORTHERN ILLINOIS GAS COMPANY 61023 07/28/15 INVOICE: 61023 61024 07/27/15 INVOICE: 61024				217603	P	08/07/15	121300 521200	UTILITIES	237.32
				217603	P	08/07/15	50100 521200	UTILITIES	172.76
VENDOR TOTALS			42,097.19 YTD INVOICED				42,097.19 YTD PAID		410.08
1458 OFFICE DEPOT, INC 61026 07/18/15 INVOICE: 781318571001				217604	P	08/07/15	121200 530100	OFFICE SUPPLIES	24.95
VENDOR TOTALS			5,325.89 YTD INVOICED				5,325.89 YTD PAID		24.95
676 PACKKEY WEBB FORD, INC. 61028 07/28/15 INVOICE: 130346 61029 07/31/15 INVOICE: 130389 61030 08/04/15 INVOICE: 130426 61031 08/03/15 INVOICE: 130409 61032 07/31/15 INVOICE: 130392 61033 07/28/15 INVOICE: 130343 61034 07/23/15 INVOICE: 130291				217605	P	08/07/15	65000 530310	PARTS PURCHASED	52.16
				217605	P	08/07/15	65000 530310	PARTS PURCHASED	133.86
				217605	P	08/07/15	65000 530310	PARTS PURCHASED	50.05
				217605	P	08/07/15	65000 530310	PARTS PURCHASED	50.73
				217605	P	08/07/15	65000 530310	PARTS PURCHASED	11.91
				217605	P	08/07/15	65000 530310	PARTS PURCHASED	17.24
				217605	P	08/07/15	65000 530310	PARTS PURCHASED	123.60
VENDOR TOTALS			14,134.08 YTD INVOICED				14,156.26 YTD PAID		439.55
9630 PGA FOUNDATION, INC									

08/14/2015 14:38 VILLAGE OF GLEN ELLYN
mairc PAID WARRANT REPORT

WARRANT: 0815-1

VENDOR NAME DOCUMENT	INV DATE VOUCHER PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	PG 9 appdwari
61027 INVOICE: 2301	07/15/15	217606	P	08/07/15	55720	DUES-SUBSCRIPTIONS-REG FE	TO FISCAL 2015/08 01/01/2015 TO 12/31/2015
VENDOR TOTALS	5,250.00 YTD INVOICED				5,250.00 YTD PAID		5,250.00
9412 WAYNE S BLETTNER 61057 INVOICE: 80615	08/06/15	217607	P	08/07/15	55730	ENTERTAINMENT	5,250.00
VENDOR TOTALS	1,200.00 YTD INVOICED				1,200.00 YTD PAID		400.00
703 PLANNING RESOURCES, INC. 61036 INVOICE: 11869	07/28/15	217608	P	08/07/15	126200	FORESTRY AND LANDSCAPING	400.00
VENDOR TOTALS	18,490.00 YTD INVOICED				18,490.00 YTD PAID		2,300.00
8440 THOMAS W POPE 61101 INVOICE: 80715	08/07/15	217609	P	08/07/15	55730	ENTERTAINMENT	2,300.00
VENDOR TOTALS	800.00 YTD INVOICED				800.00 YTD PAID		200.00
1721 PORTER PIPE & SUPPLY CO. 61037 INVOICE: 11342503-00	07/28/15	217610	P	08/07/15	65000	PARTS PURCHASED	200.00
VENDOR TOTALS	58.22 YTD INVOICED				58.22 YTD PAID		14.41
6552 PROVANTAGE CORPORATION 61035 INVOICE: 7447736	07/27/15	217611	P	08/07/15	121400	COMPUTER EQUIPMENT/PROJEC	89.00
VENDOR TOTALS	13,638.08 YTD INVOICED				13,638.08 YTD PAID		89.00
8689 RUSH TRUCK CENTERS OF ILLINOIS, INC 61038 INVOICE: 98893228	07/23/15	217612	P	08/07/15	65000	PARTS PURCHASED	81.81
VENDOR TOTALS	1,766.69 YTD INVOICED				1,766.69 YTD PAID		81.81
6093 SCHAMBERGER BROTHERS, INC 61086 INVOICE: 16658	07/29/15	217613	P	08/07/15	550	BEER INVENTORY	348.00
VENDOR TOTALS	11,006.40 YTD INVOICED				11,006.40 YTD PAID		348.00
791 SHEMIN NURSERIES, INC. 61042 INVOICE: 866892	07/28/15	217614	P	08/07/15	143400	OPERATING SUPPLIES	327.00

08/14/2015 14:38
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTPG 10
appdwarr

WARRANT: 0815-1

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		2,118.00	YTD INVOICED				2,118.00	YTD PAID	327.00
2982 SM CONSTRUCTION 61039 INVOICE: 80615	08/02/15			217615	P	08/07/15	45000	FIRE STATION RENOVATION	5,230.00
VENDOR TOTALS		13,660.00	YTD INVOICED				13,660.00	YTD PAID	5,230.00
9574 TONY L DIAMOND SR 61045 INVOICE: 803154238	08/03/15			217616	P	08/07/15	65000	OPERATING SUPPLIES	6.40
VENDOR TOTALS		5,560.00	YTD INVOICED				5,560.00	YTD PAID	6.40
9634 ERIC SPIESS 61046 INVOICE: TXR080615	08/05/15			217617	P	08/07/15	4000	REAL ESTATE TRANSFER TAX	354.00
VENDOR TOTALS		354.00	YTD INVOICED				354.00	YTD PAID	354.00
168 ROGER CLEVELAND GOLF CO, INC 61087 INVOICE: 4534104 SO	07/28/15			217618	P	08/07/15	550	PRO SHOP INVENTORY	109.37
VENDOR TOTALS		109.37	YTD INVOICED				109.37	YTD PAID	109.37
806 STANDARD EQUIPMENT COMPANY 61040 INVOICE: C04683	07/20/15			217619	P	08/07/15	65000	PARTS PURCHASED	301.66
VENDOR TOTALS		8,260.23	YTD INVOICED				8,260.23	YTD PAID	301.66
2687 STAPLES CONTRACT & COMMERCIAL, INC. 61043 INVOICE: 3272330730	07/22/15			217620	P	08/07/15	143100	OFFICE SUPPLIES	10.19
61043 INVOICE: 3272330730	07/22/15			217620	P	08/07/15	143300	OFFICE SUPPLIES	10.19
61043 INVOICE: 3272330730	07/22/15			217620	P	08/07/15	143400	OFFICE SUPPLIES	10.19
61043 INVOICE: 3272330730	07/22/15			217620	P	08/07/15	50100	OFFICE SUPPLIES	10.19
61043 INVOICE: 3272330730	07/22/15			217620	P	08/07/15	50200	OFFICE SUPPLIES	10.19
VENDOR TOTALS		10,497.25	YTD INVOICED				10,497.25	YTD PAID	50.95
5174 STEINBRECHER LAND SURVEYORS, INC. 61044 INVOICE: 12024	07/06/15			217621	P	08/07/15	100	ESCROWS - DEVELOPER DEPOS	225.00

08/14/2015 14:38
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0815-1

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE VOUCHER PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	PG	11 appdwarr

VENDOR TOTALS	225.00	YTD INVOICED	225.00	YTD PAID	225.00	YTD PAID	225.00	
835 SUPERIOR BEVERAGE CO. 61080 07/29/15 INVOICE: 641083		217622	P	08/07/15	550 150303	BEER INVENTORY	740.30	
VENDOR TOTALS	15,890.25	YTD INVOICED	15,890.25	YTD PAID	15,890.25	YTD PAID	740.30	
5758 SWAHM 61099 08/04/15 INVOICE: SWAHM-80		15377	W	08/07/15	60000 520895	INSURANCE-HOSPITAL, GROUP	188,879.70	
VENDOR TOTALS	1,522,815.06	YTD INVOICED	1,522,815.06	YTD PAID	1,522,815.06	YTD PAID	188,879.70	
844 SYSCO FOOD SERV - CHICAGO, INC 61081 08/04/15 INVOICE: 508041433		217623	P	08/07/15	550 150301	FOOD INVENTORY	4,442.83	
61081 08/04/15 INVOICE: 508041433		217623	P	08/07/15	550 150305	NA BEVERAGES INVENTORY	99.04	
61082 07/28/15 INVOICE: 507281712		217623	P	08/07/15	550 150301	FOOD INVENTORY	1,264.12	
61083 07/29/15 INVOICE: 507290725		217623	P	08/07/15	550 150301	FOOD INVENTORY	840.08	
61084 07/20/15 INVOICE: 507201385		217623	P	08/07/15	550 150301	FOOD INVENTORY	1,692.23	
61084 07/20/15 INVOICE: 507201385		217623	P	08/07/15	550 150305	NA BEVERAGES INVENTORY	345.58	
61084 07/20/15 INVOICE: 507201385		217623	P	08/07/15	55730 530105	OPERATING SUPPLIES	289.50	
61084 07/20/15 INVOICE: 507201385		217623	P	08/07/15	55720 530105	OPERATING SUPPLIES	30.34	
61084 07/20/15 INVOICE: 507201385		217623	P	08/07/15	55730 530410	DRY GOODS	263.32	
61085 07/31/15 INVOICE: 507310441		217623	P	08/07/15	550 150301	FOOD INVENTORY	3,749.12	
61085 07/31/15 INVOICE: 507310441		217623	P	08/07/15	550 150305	NA BEVERAGES INVENTORY	194.04	
61085 07/31/15 INVOICE: 507310441		217623	P	08/07/15	55730 530105	OPERATING SUPPLIES	1,265.18	
61085 07/31/15 INVOICE: 507310441		217623	P	08/07/15	55730 530410	DRY GOODS	19.68	
VENDOR TOTALS	221,998.65	YTD INVOICED	221,998.65	YTD PAID	221,998.65	YTD PAID	14,495.06	
9628 INFORMATICS HOLDINGS INC 61041 07/22/15 INVOICE: 9757240		217624	P	08/07/15	55720 530105	OPERATING SUPPLIES	268.75	
61041 07/22/15 INVOICE: 9757240		217624	P	08/07/15	55730 530105	OPERATING SUPPLIES	268.75	

08/14/2015 14:38 | VILLAGE OF GLEN ELLYN
maryr | PAID WARRANT REPORT

WARRANT: 0815-1

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	PG 12 appdwarr
TO FISCAL 2015/08 01/01/2015 TO 12/31/2015									
VENDOR TOTALS		537.50	YTD INVOICED				537.50	YTD PAID	537.50
9588 TECH TOOLS, INC 60993 INVOICE: 1130	07/29/15	217625	P	08/07/15	65000		530105	OPERATING SUPPLIES	40.48
VENDOR TOTALS		147.88	YTD INVOICED				147.88	YTD PAID	40.48
3816 HOWARD THIELE 61047 INVOICE: DR080615	08/05/15	217626	P	08/07/15	60000		520893	WELLNESS/HEALTH INCENTIVE	67.00
VENDOR TOTALS		367.00	YTD INVOICED				367.00	YTD PAID	67.00
870 TOUR EDGE GOLF MFG INC 61088 INVOICE: IN-01060419 61089 INVOICE: IN-01058843 61090 INVOICE: IN-01060287	07/30/15 07/30/15 07/17/15 07/29/15 07/29/15	217627	P	08/07/15	550 550 55720		150300 150300 530105	PRO SHOP INVENTORY PRO SHOP INVENTORY OPERATING SUPPLIES	260.00 1,177.30 2,675.40
VENDOR TOTALS		5,120.42	YTD INVOICED				5,120.42	YTD PAID	4,112.70
884 U.S. FOODSERVICE, INC. 61091 INVOICE: 1558122 61091 INVOICE: 1558122	07/30/15 07/30/15 07/30/15 07/30/15	217628	P	08/07/15	550 55730		150301 530105	FOOD INVENTORY OPERATING SUPPLIES	585.46 12.50
VENDOR TOTALS		19,888.14	YTD INVOICED				19,888.14	YTD PAID	597.96
911 AURORA LAUNDRY COMPANY, INC 61092 INVOICE: 68221 61092 INVOICE: 68221 61092 INVOICE: 68221	07/29/15 07/29/15 07/29/15 07/29/15 07/29/15	217629	P	08/07/15	55730 55730 55730		530105 530446 530445	OPERATING SUPPLIES LINENS AND RENTALS UNIFORMS	67.32 492.59 11.50
VENDOR TOTALS		14,420.94	YTD INVOICED				14,420.94	YTD PAID	571.41
915 VERIZON WIRELESS SERVICES LLC 61048 INVOICE: 9749036318 61048 INVOICE: 9749036318 61048 INVOICE: 9749036318 61048	07/15/15 07/15/15 07/15/15 07/15/15 07/15/15	217630	P	08/07/15	143100 143300 143400 50100		521195 521195 521195 521195	TELECOMMUNICATIONS TELECOMMUNICATIONS TELECOMMUNICATIONS TELECOMMUNICATIONS	154.84 175.88 176.73 165.61

08/14/2015 14:38
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0815-1

PG 13
appdw

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 9749036318 61048 07/15/15	217630	P	08/07/15	50200	521195	TELECOMMUNICATIONS	165.60		
INVOICE: 9749036318 61048 07/15/15	217630	P	08/07/15	65000	521195	TELECOMMUNICATIONS	89.31		
INVOICE: 9749036318 61049 07/01/15	217630	P	08/07/15	134200	521195	TELECOMMUNICATIONS	951.82		
INVOICE: 9748269633 61049 07/01/15	217630	P	08/07/15	121300	521195	TELECOMMUNICATIONS	95.75		
INVOICE: 9748269633 61049 07/01/15	217630	P	08/07/15	126100	521195	TELECOMMUNICATIONS	66.15		
INVOICE: 9748269633 61049 07/01/15	217630	P	08/07/15	126200	521195	TELECOMMUNICATIONS	32.59		
INVOICE: 9748269633 61050 07/16/15	217630	P	08/07/15	134200	521195	TELECOMMUNICATIONS	608.18		
INVOICE: 9749116715 61093 07/23/15	217631	P	08/07/15	55720	521195	TELECOMMUNICATIONS	76.02		
INVOICE: 9749532439									
VENDOR TOTALS	17,850.10	YTD	INVOICED	17,850.10	YTD	PAID	2,758.48		
2151 WEST SIDE TRACTOR SALES CO 61052 08/03/15	217632	P	08/07/15	65000	530310	PARTS PURCHASED	120.16		
INVOICE: N23327									
VENDOR TOTALS	6,706.33	YTD	INVOICED	6,706.33	YTD	PAID	120.16		
3601 HOWARD L WHITE & ASSOCIATES, INC 60990 06/19/15	217633	P	08/07/15	40000	580100	CONSTRUCTION PROJECTS	8,401.00		
INVOICE: 215179									
VENDOR TOTALS	8,401.00	YTD	INVOICED	8,401.00	YTD	PAID	8,401.00		
6568 WIRTZ BEVERAGE ILLINOIS LLC 61094 03/17/14	217634	P	08/07/15	550	150302	LIQUOR INVENTORY	-303.20		
INVOICE: CP1287839 61095 07/09/15	217634	P	08/07/15	550	150302	LIQUOR INVENTORY	723.09		
INVOICE: 1012485002 61095 07/09/15	217634	P	08/07/15	550	150305	NA BEVERAGES INVENTORY	20.00		
INVOICE: 1012485002 61100 08/06/15	15378	W	08/07/15	550	150302	LIQUOR INVENTORY	1,409.78		
INVOICE: 1012459599									
VENDOR TOTALS	20,300.76	YTD	INVOICED	20,300.76	YTD	PAID	1,849.67		
8565 WIDEPENWEST FINANCE LLC 61051 07/29/15	217635	P	08/07/15	134300	521195	TELECOMMUNICATIONS	68.00		
INVOICE: 80615									
VENDOR TOTALS	1,039.25	YTD	INVOICED	1,039.25	YTD	PAID	68.00		
970 XEROX CORPORATION									

08/14/2015 14:38 VILLAGE OF GLEN ELLYN
maryc PAID WARRANT REPORT

WARRANT: 0815-1

PG 14
appdwart

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
61053 INVOICE: 80632673 61096 INVOICE: 806.2676	08/01/15			217636	P	08/07/15	121400	520901	525.18
				217636	P	08/07/15	55700	530100	466.51
VENDOR TOTALS				8,332.59	YTD	INVOICED		8,332.59	991.69
7060 JOHN ALBERT GARZA 61054 INVOICE: 10297	08/04/15			217637	P	08/07/15	121400	530105	375.00
VENDOR TOTALS				1,058.00	YTD	INVOICED		1,058.00	375.00
REPORT TOTALS									674,663.89
COUNT									AMOUNT
TOTAL PRINTED CHECKS									83
TOTAL WIRE TRANSFERS									3
									129,218.61
									545,445.28

08/14/2015 14:38
maryr

VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

PG 15
appdwarr

WARRANT: 0815-2

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
25 A LAMP CONCRETE CONTRACTORS, INC. 61149 07/31/15 20150017 INVOICE: 15101 61149 07/31/15 20150017 INVOICE: 15101 61149 07/31/15 20150017 INVOICE: 15101				217641	P	08/14/15	580160 14004	ELM-GENEVA-COTTAGE	636,937.69
				217641	P	08/14/15	580100 14004	ELM-GENEVA-COTTAGE	15,731.91
				217641	P	08/14/15	580100 14004	ELM-GENEVA-COTTAGE	16,552.98
VENDOR TOTALS			1,668,134.39	YTD INVOICED			1,668,134.39	YTD PAID	669,222.58
7645 ACRES ENTERPRISES, INC. 61148 07/01/15 20140103 INVOICE: AEI_0212722 61148 07/01/15 20140103 INVOICE: AEI_0212722 61148 07/01/15 20140103 INVOICE: AEI_0212722 61148 07/01/15 20140103 INVOICE: AEI_0212722 61148 07/01/15 20140103 INVOICE: AEI_0212722				217642	P	08/14/15	520970	MAINTENANCE-BUILDING & GR	339.74
				217642	P	08/14/15	520970	MAINTENANCE-BUILDING & GR	169.87
				217642	P	08/14/15	520970	MAINTENANCE-BUILDING & GR	3,340.82
				217642	P	08/14/15	520970	MAINTENANCE-BUILDING & GR	622.86
				217642	P	08/14/15	520970	MAINTENANCE-BUILDING & GR	1,189.11
VENDOR TOTALS			34,440.80	YTD INVOICED			34,440.80	YTD PAID	5,662.40
9224 ADVANCE STORES COMPANY, INC. 61200 07/02/15 20150010 INVOICE: 6690 61201 07/03/15 20150010 INVOICE: 6772 61202 07/08/15 20150010 INVOICE: 6912 61203 07/10/15 20150010 INVOICE: 6986 61204 07/14/15 20150010 INVOICE: 7126 61205 07/15/15 20150010 INVOICE: 7196 61206 07/16/15 20150010 INVOICE: 7242 61207 07/22/15 20150010 INVOICE: 7441 61208 07/31/15 20150010 INVOICE: 7889				217643	P	08/14/15	530310	PARTS PURCHASED	19.18
				217643	P	08/14/15	530310	PARTS PURCHASED	22.07
				217643	P	08/14/15	520936	SEIZED PROPERTY EXPENSES	115.13
				217643	P	08/14/15	530310	PARTS PURCHASED	17.15
				217643	P	08/14/15	530310	PARTS PURCHASED	-37.15
				217643	P	08/14/15	530310	PARTS PURCHASED	150.85
				217643	P	08/14/15	530310	PARTS PURCHASED	104.98
				217643	P	08/14/15	530310	PARTS PURCHASED	20.24
				217643	P	08/14/15	530310	PARTS PURCHASED	3.60
VENDOR TOTALS			3,391.92	YTD INVOICED			3,391.92	YTD PAID	416.05
6827 ALFRED BENESCH & COMPANY 61108 07/26/15 20150010 INVOICE: 84380				217644	P	08/14/15	580100 14006	CBD UNDER/OVERPASS	2,120.09

08/14/2015 14:38
maryr

VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0815-2

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE VOUCHER PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	PG	16
							appdwarr	
VENDOR TOTALS	28,684.51	YTD INVOICED			28,684.51	YTD PAID		2,120.09
4204 PLOTE CONSTRUCTION INC. 61209 07/25/15 INVOICE: 192717		217645	P	08/14/15	143300	530210		358.53
VENDOR TOTALS	1,296.42	YTD INVOICED			1,296.42	YTD PAID		358.53
60 ART'S RV SERVICE CENTERS INC. 61199 08/06/15 INVOICE: 4132847		217646	P	08/14/15	65000	530310		5.00
VENDOR TOTALS	5.00	YTD INVOICED			5.00	YTD PAID		5.00
5034 AZAVAR AUDIT SOLUTIONS, INC. 61102 08/01/15 INVOICE: 11117		217647	P	08/14/15	40000	521055		33.60
VENDOR TOTALS	268.80	YTD INVOICED			268.80	YTD PAID		33.60
8437 B & F CONSTRUCTION CODE SERVICES, INC. 61103 07/30/15 INVOICE: 42083		217648	P	08/14/15	126200	521048		375.00
61104 07/31/15 INVOICE: 42089		217648	P	08/14/15	126200	521048		200.00
61210 08/04/15 INVOICE: 42103		217648	P	08/14/15	126200	521048		410.12
61211 08/04/15 INVOICE: 42102		217648	P	08/14/15	126200	521048		1,015.90
VENDOR TOTALS	58,080.00	YTD INVOICED			58,080.00	YTD PAID		2,001.02
96 BONNELL INDUSTRIES, INC. 61105 07/17/15 INVOICE: 163148-IN		217649	P	08/14/15	65000	530310		128.08
61106 08/05/15 INVOICE: 163393-IN		217649	P	08/14/15	65000	530310		-112.22
VENDOR TOTALS	5,858.44	YTD INVOICED			5,858.44	YTD PAID		15.86
103 BRISTOL HOSE & FITTING 61107 07/28/15 INVOICE: 3286500		217650	P	08/14/15	65000	530310		74.92
VENDOR TOTALS	1,002.06	YTD INVOICED			1,002.06	YTD PAID		74.92
120 CANON SOLUTIONS AMERICA, INC 61232 08/01/15 INVOICE: 4016669930		217651	P	08/14/15	121400	520901		56.87

08/14/2015 14:38
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTPG 17
appdwarr

WARRANT: 0815-2

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	811.58 YTD INVOICED	811.58 YTD PAID	
VENDOR TOTALS											
128 CARQUEST AUTO PARTS OF WHEATON IL, INC											
61214 INVOICE:	07/08/15			217652	P	08/14/15	65000	530310	530310	56.87	395.34
61215 INVOICE:	07/14/15			217652	P	08/14/15	65000	530310	530310	-43.00	127.32
61216 INVOICE:	07/14/15			217652	P	08/14/15	65000	530310	530310	27.39	395.34
61217 INVOICE:	07/16/15			217652	P	08/14/15	65000	530310	530310	156.46	32.83
61218 INVOICE:	07/16/15			217652	P	08/14/15	65000	530310	530310	145.79	-43.00
61219 INVOICE:	07/21/15			217652	P	08/14/15	65000	530310	530310	-19.30	117.32
61220 INVOICE:	07/21/15			217652	P	08/14/15	65000	530310	530310	54.96	219.17
61221 INVOICE:	07/21/15			217652	P	08/14/15	65000	530310	530310	48.60	23.97
61222 INVOICE:	07/22/15			217652	P	08/14/15	65000	530310	530310	1,639.15	
61223 INVOICE:	07/23/15			217652	P	08/14/15	65000	530310	530310	1,146.25	
61224 INVOICE:	07/23/15			217652	P	08/14/15	65000	530310	530310	1,146.25	
61225 INVOICE:	07/24/15			217652	P	08/14/15	65000	530310	530310	1,146.25	
61226 INVOICE:	07/24/15			217652	P	08/14/15	65000	530310	530310	573.13	
61227 INVOICE:	07/28/15			217652	P	08/14/15	65000	530310	530310	573.12	
61228 INVOICE:	07/28/15			217652	P	08/14/15	65000	530105	530105	4,585.00	
VENDOR TOTALS											
1854 CARTEGRAPH SYSTEMS INC.											
61109 INVOICE:	08/05/15			217653	P	08/14/15	143100	521055	521055		
61109 INVOICE:	08/05/15			217653	P	08/14/15	50100	521055	521055		
61109 INVOICE:	08/05/15			217653	P	08/14/15	50200	521055	521055		
61109 INVOICE:	08/05/15			217653	P	08/14/15	143300	521055	521055		
61109 INVOICE:	08/05/15			217653	P	08/14/15	143400	521055	521055		
VENDOR TOTALS											
				3,786.00	YTD INVOICED			3,786.00	YTD PAID		

08/14/2015 14:38
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTPG 18
appdwarr

WARRANT: 0815-2

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
9327 CAYAN LLC 579485 INVOICE:	08/11/15 CAYAN-6			15379	W	08/14/15	50100	BANKING SERVICES	912.98
579485 INVOICE:	08/11/15 CAYAN-6			15379	W	08/14/15	50200	BANKING SERVICES	912.99
579485 INVOICE:	08/11/15 CAYAN-6			15379	W	08/14/15	54000	BANKING SERVICES	912.99
VENDOR TOTALS				13,571.99	YTD			PAID	2,738.96
6043 CHICAGO PARTS & SOUND LLC 61229 INVOICE:	08/11/15 696425			217654	P	08/14/15	65000	GAS AND OIL	62.58
61230 INVOICE:	08/06/15 695240			217654	P	08/14/15	65000	PARTS PURCHASED	23.88
VENDOR TOTALS				4,914.67	YTD			PAID	86.46
8032 PRO-SHOPKEEPER COMPUTER SOFTWARE CO, INC 61212 INVOICE:	07/02/15 331507020015			217655	P	08/14/15	55720	OPERATING SUPPLIES	564.37
61213 INVOICE:	07/06/15 331507060011			217655	P	08/14/15	55720	OPERATING SUPPLIES	338.00
VENDOR TOTALS				6,007.37	YTD			PAID	902.37
171 COCA-COLA REFRESHMENTS USA INC 61150 INVOICE:	06/26/15 821201287			217656	P	08/14/15	134100	OPERATING SUPPLIES	1,233.98
VENDOR TOTALS				7,014.74	YTD			PAID	1,233.98
8317 COPY KING OFFICE SOLUTIONS, INC 61231 INVOICE:	08/01/15 24193			217657	P	08/14/15	121500	OPERATING SUPPLIES	698.24
VENDOR TOTALS				3,163.80	YTD			PAID	698.24
9446 COURTYARDS OF GE CONDO ASSOC 61193 INVOICE:	08/11/15 61193			217658	P	08/14/15	540	ACCOUNTS RECV - UTILITY BI	11.47
VENDOR TOTALS				178.86	YTD			PAID	11.47
9080 ROBERT CUNNINGHAM 61151 INVOICE:	04/16/15 81115			217659	P	08/14/15	55730	ENTERTAINMENT	250.00
VENDOR TOTALS				1,000.00	YTD			PAID	250.00
242 DU-KANE ASPHALT CO.									

08/14/2015 14:38
maryr

VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0815-2

PG 19
appdwari

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
61112 INVOICE: 23237 61233 INVOICE: 23263 VENDOR TOTALS	07/26/15 07/31/15			217660 217660	P P	08/14/15 08/14/15	143300 143300	530210 530210	OPERATING SUPPLIES, ASPHA OPERATING SUPPLIES, ASPHA 902.56 707.84 1,610.40
249 DUPAGE COUNTY 61111 INVOICE: 201507010223 VENDOR TOTALS	07/01/15			217661	P	08/14/15	126200	520905	PRINTING 38.00
255 DUPAGE JUVENILE OFF. ASSN. 61110 INVOICE: 80715 VENDOR TOTALS	08/05/15			217662	P	08/14/15	134300	520620	EMPLOYEE EDUCATION 75.00
291 EUCLID BEVERAGE, LTD 61234 INVOICE: 8177818927 61235 INVOICE: 8177818852 VENDOR TOTALS	08/06/15			217663 217663	P P	08/14/15 08/14/15	550 550	150303 150303	BEER INVENTORY BEER INVENTORY 2,184.30 1,944.50
1726 BRIDGESTONE RETAIL OPERATIONS, LLC 61236 INVOICE: 223426 VENDOR TOTALS	08/10/15			217664	P	08/14/15	65000	530315	TIRES 124.66
311 THE TERRAMAR GROUP, INC 61237 INVOICE: 63492 VENDOR TOTALS	08/04/15			217665	P	08/14/15	65000	570155	VEHICLES 3,594.92
7971 MARK FRANZ 61113 INVOICE: ER080715 VENDOR TOTALS	08/07/15			217666	P	08/14/15	121200	520625	TRAVEL 10.00
3478 C GEORGE BUILDERS 61240 INVOICE: 19527-1 VENDOR TOTALS	08/13/15			217667	P	08/14/15	100	240100	ESCROWS - DEVELOPER DEPOS 1,500.00
								1,500.00	YTD PAID 1,500.00

Packet Pg. 30

08/14/2015 14:38
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTPG 21
appdwarr

WARRANT: 0815-2

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE VOUCHER PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
61239 INVOICE: 164664772 61239 INVOICE: 164664772	08/06/15 08/06/15 08/06/15	217670	P	08/14/15	55730	530410	221.64
VENDOR TOTALS	26,196.81	YTD INVOICED				26,196.81	YTD PAID
368 GRACE LUTHERAN CHURCH GRACE-30 INVOICE: GRACE-47 GRACE-30 INVOICE: GRACE-47	08/11/15 08/11/15 08/11/15	217671	P	08/14/15	121500	521055	175.00
VENDOR TOTALS	2,400.00	YTD INVOICED				2,400.00	YTD PAID
2324 HARRIS MOTOR SPORTS, INC. 61247 INVOICE: 2-127161 61248 INVOICE: 2-128646 61249 INVOICE: 1-130849	06/18/15 07/06/15 08/05/15	217672	P	08/14/15	55785	520975	-219.91
VENDOR TOTALS	2,279.61	YTD INVOICED				2,279.61	YTD PAID
4547 HD SUPPLY WATERWORKS, LTD. 61116 INVOICE: E260882 61117 INVOICE: E259286 61118 INVOICE: E242590 61119 INVOICE: E246072 61120 INVOICE: E246383 61242 INVOICE: E288322	07/28/15 07/28/15 07/28/15 07/28/15 07/24/15 07/24/15 07/31/15	217673	P	08/14/15	50100	521050	526.32
VENDOR TOTALS	9,906.35	YTD INVOICED				9,906.35	YTD PAID
6405 HIGHLAND BAKING CO 61243 INVOICE: 911497 61244 INVOICE: 911847 61245 INVOICE: 912602 61246 INVOICE: 913428	08/05/15 08/06/15 08/07/15 08/08/15	217674	P	08/14/15	550	150301	133.70
VENDOR TOTALS	2,279.61	YTD INVOICED				2,279.61	YTD PAID

08/14/2015 14:38
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTPG 22
appdwarr

WARRANT: 0815-2

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		18,897.23	YTD INVOICED				18,897.23	YTD PAID	939.61
389 HOLSTEIN'S GARAGE 61115 07/31/15 INVOICE: 741988				217675	P	08/14/15	65000	REPAIRS-CONTRACTUAL/LABOR	120.00
VENDOR TOTALS		1,619.00	YTD INVOICED				1,619.00	YTD PAID	120.00
9639 CATHERINE HOOVEL 61191 08/11/15 INVOICE: 61191				217676	P	08/14/15	540	ACCOUNTS RECV - UTILITY BI	63.08
VENDOR TOTALS		63.08	YTD INVOICED				63.08	YTD PAID	63.08
2728 MR. & MRS. NICK HOWARD 61241 08/11/15 INVOICE: 20130831				217677	P	08/14/15	100	ESCROWS - DEVELOPER DEPOS	2,500.00
VENDOR TOTALS		2,500.00	YTD INVOICED				2,500.00	YTD PAID	2,500.00
420 ILLINOIS PAPER COMPANY 61153 08/04/15 INVOICE: IN177337				217678	P	08/14/15	121100	OFFICE SUPPLIES	16.00
61153 08/04/15 INVOICE: IN177337				217678	P	08/14/15	121200	OFFICE SUPPLIES	89.60
61153 08/04/15 INVOICE: IN177337				217678	P	08/14/15	121300	OFFICE SUPPLIES	16.00
61153 08/04/15 INVOICE: IN177337				217678	P	08/14/15	122200	OFFICE SUPPLIES	8.00
61153 08/04/15 INVOICE: IN177337				217678	P	08/14/15	122100	OFFICE SUPPLIES	8.00
61153 08/04/15 INVOICE: IN177337				217678	P	08/14/15	134100	OFFICE SUPPLIES	22.40
61153 08/04/15 INVOICE: IN177337				217678	P	08/14/15	134200	OFFICE SUPPLIES	57.60
61153 08/04/15 INVOICE: IN177337				217678	P	08/14/15	134300	OFFICE SUPPLIES	9.60
61153 08/04/15 INVOICE: IN177337				217678	P	08/14/15	126200	OFFICE SUPPLIES	44.80
61153 08/04/15 INVOICE: IN177337				217678	P	08/14/15	126100	OFFICE SUPPLIES	44.80
61153 08/04/15 INVOICE: IN177337				217678	P	08/14/15	126500	OFFICE SUPPLIES	3.20
VENDOR TOTALS		3,249.00	YTD INVOICED				3,249.00	YTD PAID	320.00
422 ILLINOIS SECRETARY OF STATE 61121 08/06/15 INVOICE: 80715				217679	P	08/14/15	65000	LICENSE PLATES	103.00
61122 08/06/15 INVOICE: 80715				217679	P	08/14/15	65000	LICENSE PLATES	103.00

08/14/2015 14:38
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTPG 23
appdwarr

WARRANT: 0815-2

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 80715-1 61123 08/06/15 INVOICE: 80715-2				217679	P	08/14/15	65000	530305	103.00
VENDOR TOTALS				1,119.00	YTD	INVOICED		1,119.00	309.00
426 ILLINOIS STATE POLICE 61152 07/31/15 INVOICE: 81115				217680	P	08/14/15	121100	521055	29.75
VENDOR TOTALS				1,246.00	YTD	INVOICED		1,246.00	29.75
900 UNIVERSITY OF ILLINOIS-GAR 61294 07/31/15 INVOICE: UPIN7820				217681	P	08/14/15	134200	520620	1,090.00
VENDOR TOTALS				3,560.00	YTD	INVOICED		3,560.00	1,090.00
2284 JP MORGAN CHASE BANK 61146 07/20/15 INVOICE: 80715				217682	P	08/14/15	134200	530105	476.41
VENDOR TOTALS				494.09	YTD	INVOICED		494.09	476.41
7606 JR'S AUTO TOWING, INC 61145 07/30/15 INVOICE: 19875				217683	P	08/14/15	134200	520935	160.00
VENDOR TOTALS				705.00	YTD	INVOICED		705.00	160.00
9640 DAVID KAYSER 61192 08/11/15 INVOICE: 61192				217684	P	08/14/15	540	120210	57.65
VENDOR TOTALS				57.65	YTD	INVOICED		57.65	57.65
9637 SEAN KELLY 61251 08/11/15 INVOICE: 81115				217685	P	08/14/15	100	120205	45.63
VENDOR TOTALS				45.63	YTD	INVOICED		45.63	45.63
546 LEN'S ACE HARDWARE, INC. 61154 07/01/15 INVOICE: 67324				217686	P	08/14/15	143300	530105	7.19
61155 07/02/15 INVOICE: 67355				217686	P	08/14/15	50200	530225	2.50
61155 07/02/15 INVOICE: 67355				217686	P	08/14/15	50100	530225	2.50
61156 07/07/15 INVOICE: 67420				217686	P	08/14/15	50200	520975	5.38

08/14/2015 14:38
maryr

VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0815-2

PG 24
appdwarr

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
61157 INVOICE:	07/07/15			217686	P	08/14/15	143300	530105	OPERATING SUPPLIES
61158 INVOICE:	07/07/15			217686	P	08/14/15	50200	520975	MAINTENANCE-EQUIPMENT
61159 INVOICE:	07/07/15			217686	P	08/14/15	143300	530105	OPERATING SUPPLIES
61160 INVOICE:	07/09/15			217686	P	08/14/15	50100	530225	SAFETY SUPPLIES
61161 INVOICE:	07/09/15			217686	P	08/14/15	50200	530225	SAFETY SUPPLIES
61162 INVOICE:	07/09/15			217686	P	08/14/15	65000	530310	PARTS PURCHASED
61163 INVOICE:	07/09/15			217686	P	08/14/15	65000	530310	PARTS PURCHASED
61164 INVOICE:	07/10/15			217686	P	08/14/15	143400	530105	OPERATING SUPPLIES
61165 INVOICE:	07/13/15			217686	P	08/14/15	143300	530105	OPERATING SUPPLIES
61166 INVOICE:	07/13/15			217686	P	08/14/15	143300	530105	OPERATING SUPPLIES
61167 INVOICE:	07/14/15			217686	P	08/14/15	50200	520975	MAINTENANCE-EQUIPMENT
61168 INVOICE:	07/15/15			217686	P	08/14/15	65000	530310	PARTS PURCHASED
61169 INVOICE:	07/17/15			217686	P	08/14/15	143400	530105	OPERATING SUPPLIES
61170 INVOICE:	07/21/15			217686	P	08/14/15	143300	530105	OPERATING SUPPLIES
61171 INVOICE:	07/22/15			217686	P	08/14/15	143300	530105	OPERATING SUPPLIES
61172 INVOICE:	07/24/15			217686	P	08/14/15	143300	530105	OPERATING SUPPLIES
61173 INVOICE:	07/24/15			217686	P	08/14/15	143400	530105	OPERATING SUPPLIES
61174 INVOICE:	07/24/15			217686	P	08/14/15	50100	530105	OPERATING SUPPLIES
61175 INVOICE:	07/24/15			217686	P	08/14/15	50200	530105	OPERATING SUPPLIES
61176 INVOICE:	07/24/15			217686	P	08/14/15	50100	521050	MAINTENANCE-OTHER
61177 INVOICE:	07/24/15			217686	P	08/14/15	50200	521050	MAINTENANCE-OTHER
61178 INVOICE:	07/24/15			217686	P	08/14/15	50100	521050	MAINTENANCE-OTHER
61179 INVOICE:	07/27/15			217686	P	08/14/15	121300	530105	OPERATING SUPPLIES
61180 INVOICE:	07/28/15			217686	P	08/14/15	65000	530105	OPERATING SUPPLIES
61181 INVOICE:	07/28/15			217686	P	08/14/15	50200	520975	MAINTENANCE-EQUIPMENT
61182 INVOICE:	07/29/15			217686	P	08/14/15	50100	521050	MAINTENANCE-OTHER

08/14/2015 14:38
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0815-2

PG 25
appdwarr

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 67830 61179 07/30/15 INVOICE: 67834				217686	P	08/14/15	143400 530105	OPERATING SUPPLIES	1.79
VENDOR TOTALS				8,569.89 YTD INVOICED			8,569.89 YTD PAID		490.87
5452 IRENE LICKO 61253 08/10/15 INVOICE: ER081315				217687	P	08/14/15	134100 530445	UNIFORMS	32.99
VENDOR TOTALS				52.99 YTD INVOICED			52.99 YTD PAID		32.99
9638 LORI CUSTOM HOMES, LLC 61190 08/11/15 INVOICE: 61190 61190 08/11/15 INVOICE: 61190				217688	P	08/14/15	540 120210	ACCOUNTS RECV - UTILITY BI	2.41
VENDOR TOTALS				4.82 YTD INVOICED			4.82 YTD PAID		4.82
590 MEADE ELECTRIC COMPANY, INC. 61127 07/17/15 INVOICE: 669975 61254 08/04/15 INVOICE: 670078				217689	P	08/14/15	40000 580160 14003 2014 STREET IMPROVEMENTS		3,318.97
VENDOR TOTALS				11,448.21 YTD INVOICED			11,448.21 YTD PAID	MAINTENANCE-TRAFFIC SIGNA	205.58
3780 METROPOLITAN MAYORS CAUCUS 61147 06/30/15 INVOICE: 2015-094				217690	P	08/14/15	121100 520600	DUES-SUBSCRIPTIONS-REG FE	1,235.25
VENDOR TOTALS				1,235.25 YTD INVOICED			1,235.25 YTD PAID		1,235.25
8668 MID-WEST INSTITUTIONAL FOODS DISTRIBUTORS, INC. 61255 08/05/15 INVOICE: 392806 61255 08/05/15 INVOICE: 392806 61256 08/05/15 INVOICE: 393378 61257 08/07/15 INVOICE: 394000 61257 08/07/15 INVOICE: 394000 61258 08/08/15 INVOICE: 394630				217691	P	08/14/15	550 150301	FOOD INVENTORY	743.54
VENDOR TOTALS				47,471.26 YTD INVOICED			47,471.26 YTD PAID	NA BEVERAGES INVENTORY	30.11
3873 MORROW BROTHERS FORD, INC.				217691	P	08/14/15	550 150301	FOOD INVENTORY	304.36
				217691	P	08/14/15	550 150301	FOOD INVENTORY	318.02
				217691	P	08/14/15	550 150305	NA BEVERAGES INVENTORY	7.78
				217691	P	08/14/15	550 150301	FOOD INVENTORY	988.68
VENDOR TOTALS				47,471.26 YTD INVOICED			47,471.26 YTD PAID		2,392.49

08/14/2015 14:38
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTPG 26
appdwarr

WARRANT: 0815-2

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
61124 INVOICE: 7399	08/05/15	20150015		217692	P	08/14/15	65000	570155	VEHICLES
61125 INVOICE: 7400	08/05/15	20150015		217692	P	08/14/15	65000	570155	VEHICLES
61126 INVOICE: 7401	08/05/15	20150015		217692	P	08/14/15	65000	570155	VEHICLES
VENDOR TOTALS		85,905.00	YTD INVOICED					85,905.00	YTD PAID
625 MUNICIPAL MARKING DIST., INC.									
61128 INVOICE: 49576	07/29/15			217693	P	08/14/15	50200	521005	MAINTENANCE-STORM SEWERS
61128 INVOICE: 49576	07/29/15			217693	P	08/14/15	50200	521010	MAINTENANCE-SANITARY SEWE
61128 INVOICE: 49576	07/29/15			217693	P	08/14/15	50100	521050	MAINTENANCE-OTHER
VENDOR TOTALS		1,030.60	YTD INVOICED					1,030.60	YTD PAID
8247 NAFISCO, INC									
61131 INVOICE: 124010	07/31/15			217694	P	08/14/15	143300	521125	LEASED EQUIPMENT
VENDOR TOTALS		412.00	YTD INVOICED					412.00	YTD PAID
635 NATIONAL ELEVATOR INSPECTION SVCS INC									
61259 INVOICE: 200935	08/07/15			217695	P	08/14/15	126200	521044	ELEVATOR INSPECTIONS
VENDOR TOTALS		5,717.50	YTD INVOICED					5,717.50	YTD PAID
8790 A NEW DAIRY CO, INC									
61260 INVOICE: 1451932	08/07/15			217696	P	08/14/15	550	150301	FOOD INVENTORY
61260 INVOICE: 1451932	08/07/15			217696	P	08/14/15	550	150305	NA BEVERAGES INVENTORY
VENDOR TOTALS		16,682.35	YTD INVOICED					16,682.35	YTD PAID
7183 NEWEGG INC									
61129 INVOICE: 1201225446	07/29/15			217697	P	08/14/15	121400	530105	OPERATING SUPPLIES
61130 INVOICE: 1201226898	07/29/15			217697	P	08/14/15	121400	530105	OPERATING SUPPLIES
61180 INVOICE: 1201236381	08/05/15			217697	P	08/14/15	121400	570110	COMPUTER EQUIPMENT/PROJEC
VENDOR TOTALS		5,904.55	YTD INVOICED					5,904.55	YTD PAID
651 NORTHERN ILLINOIS GAS COMPANY									
61181 06/01/15				217698	P	08/14/15	21000	521190	STREET LIGHTING/ENERGY CO

08/14/2015 14:38
maryiVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0815-2

PG 27
appdwarr

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 61182	06/30/15			217698	P	08/14/15	21000	521190	STREET LIGHTING/ENERGY CO
INVOICE: 61183	07/31/15			217698	P	08/14/15	135100	521200	UTILITIES
INVOICE: 61184	08/05/15			217698	P	08/14/15	135100	521200	UTILITIES
INVOICE: 61261	08/07/15			217698	P	08/14/15	121600	521200	UTILITIES
INVOICE: 61262	08/07/15			217698	P	08/14/15	121600	521200	UTILITIES
INVOICE: 61271	07/13/15			217698	P	08/14/15	55720	521200	UTILITIES
INVOICE: 61271	07/13/15			217698	P	08/14/15	55730	521200	UTILITIES
VENDOR TOTALS				42,097.19	YTD INVOICED			42,097.19	YTD PAID
9212 DENNIS K O'BRIEN	08/13/15			217638	P	08/13/15	55730	520904	ENTERTAINMENT
INVOICE: 81315									
VENDOR TOTALS				2,250.00	YTD INVOICED			2,250.00	YTD PAID
738 RAY O'HERRON				217699	P	08/14/15	134200	530445	UNIFORMS
INVOICE: 61264	07/22/15			217699	P	08/14/15	134200	530445	UNIFORMS
INVOICE: 61265	07/07/15			217699	P	08/14/15	134200	530445	UNIFORMS
INVOICE: 61266	07/02/15			217699	P	08/14/15	134200	530445	UNIFORMS
INVOICE: 61267	07/02/15			217699	P	08/14/15	134200	530445	UNIFORMS
INVOICE: 61268	06/26/15			217699	P	08/14/15	134200	530445	UNIFORMS
INVOICE: 61269	06/12/15			217699	P	08/14/15	134200	530445	UNIFORMS
INVOICE: 61270	07/01/15			217699	P	08/14/15	134200	530445	UNIFORMS
INVOICE: 61303	06/26/15			217699	P	08/14/15	134200	530445	UNIFORMS
INVOICE: 61304	06/29/15			217699	P	08/14/15	134200	530445	UNIFORMS
INVOICE: 1535443-CM									
VENDOR TOTALS				12,464.38	YTD INVOICED			12,464.38	YTD PAID
1458 OFFICE DEPOT, INC				217700	P	08/14/15	134100	530100	OFFICE SUPPLIES
INVOICE: 61134	07/21/15			217700	P	08/14/15	134200	530100	OFFICE SUPPLIES
INVOICE: 61134	07/21/15								
INVOICE: 78186927001									
INVOICE: 78186927001									
INVOICE: 78186927001									
VENDOR TOTALS				12,464.38	YTD INVOICED			12,464.38	YTD PAID
66.22									
107.55									
97.26									
24.52									
14.20									
318.24									
318.24									
1,012.38									
500.00									
500.00									
60.95									
279.96									
63.00									
139.98									
19.90									
230.98									
8.00									
1,927.64									
-72.98									
2,657.43									
14.91									
37.58									

08/14/2015 14:38
maryr

VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0815-2

PG 28
appdwarr

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
61134 INVOICE:	07/21/15			217700	P	08/14/15	530100	OFFICE SUPPLIES	7.16
61135 INVOICE:	07/21/15			217700	P	08/14/15	530100	OFFICE SUPPLIES	12.17
61135 INVOICE:	07/21/15			217700	P	08/14/15	530100	OFFICE SUPPLIES	30.66
61135 INVOICE:	07/21/15			217700	P	08/14/15	530100	OFFICE SUPPLIES	5.83
61136 INVOICE:	07/21/15			217700	P	08/14/15	530100	OFFICE SUPPLIES	.70
61136 INVOICE:	07/21/15			217700	P	08/14/15	530100	OFFICE SUPPLIES	1.76
61136 INVOICE:	07/21/15			217700	P	08/14/15	530100	OFFICE SUPPLIES	.33
61136 INVOICE:	07/21/15			217700	P	08/14/15	530100	OFFICE SUPPLIES	7.75
61272 INVOICE:	07/31/15			217700	P	08/14/15	530100	OFFICE SUPPLIES	19.52
61272 INVOICE:	07/31/15			217700	P	08/14/15	530100	OFFICE SUPPLIES	3.71
61273 INVOICE:	07/31/15			217700	P	08/14/15	530100	OFFICE SUPPLIES	8.23
61273 INVOICE:	07/31/15			217700	P	08/14/15	530100	OFFICE SUPPLIES	20.73
61273 INVOICE:	07/31/15			217700	P	08/14/15	530100	OFFICE SUPPLIES	3.95
VENDOR TOTALS				5,325.89	YTD	INVOICED	5,325.89	YTD PAID	174.99
6730 OFFICEMAX INCORPORATED									
61132 INVOICE:	07/31/15			217701	P	08/14/15	530100	OFFICE SUPPLIES	16.50
61132 INVOICE:	07/31/15			217701	P	08/14/15	530100	OFFICE SUPPLIES	16.50
61132 INVOICE:	07/31/15			217701	P	08/14/15	530100	OFFICE SUPPLIES	16.50
61132 INVOICE:	07/31/15			217701	P	08/14/15	530100	OFFICE SUPPLIES	16.50
61132 INVOICE:	07/31/15			217701	P	08/14/15	530100	OFFICE SUPPLIES	16.50
61132 INVOICE:	07/31/15			217701	P	08/14/15	530100	OFFICE SUPPLIES	16.50
VENDOR TOTALS				1,093.64	YTD	INVOICED	1,093.64	YTD PAID	82.50
670 DAVID B COULTER									
61263 INVOICE:	07/31/15			217702	P	08/14/15	40000	GLENWOOD-ARBOR-RIDGEWOOD	426.25
61263 INVOICE:	07/31/15			217702	P	08/14/15	40000	ELM-GENEVA-COTTAGE	246.65
61263 INVOICE:	07/31/15			217702	P	08/14/15	50200	ELM-GENEVA-COTTAGE	66.26
61263 INVOICE:	07/31/15			217702	P	08/14/15	50100	ELM-GENEVA-COTTAGE	55.24

08/14/2015 14:38 VILLAGE OF GLEN ELLYN
maryr PAID WARRANT REPORT

WARRANT: 0815-2

PG 29
appdwarr

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	

INVOICE: 81315									
VENDOR TOTALS			4,165.65	YTD INVOICED			4,165.65	YTD PAID	794.38
676 PACKEY WEBB FORD, INC. 61276 08/05/15 INVOICE: 8624				217703	P	08/14/15	65000	PARTS PURCHASED	1.12
VENDOR TOTALS			14,134.08	YTD INVOICED			14,156.26	YTD PAID	1.12
7749 PAYMENT SERVICE NETWORK, INC 3820519 08/11/15 INVOICE: PSN-38				15380	W	08/14/15	50100	BANKING SERVICES	177.29
3820519 08/11/15 INVOICE: PSN-38				15380	W	08/14/15	50200	BANKING SERVICES	172.08
3820519 08/11/15 INVOICE: PSN-38				15380	W	08/14/15	54000	BANKING SERVICES	172.08
VENDOR TOTALS			4,068.10	YTD INVOICED			4,068.10	YTD PAID	521.45
9335 JIM PERONA 61196 08/13/15 INVOICE: 81315				217639	P	08/13/15	55730	ENTERTAINMENT	425.00
VENDOR TOTALS			850.00	YTD INVOICED			850.00	YTD PAID	425.00
703 PLANNING RESOURCES, INC. 61277 08/07/15 INVOICE: 11876				217704	P	08/14/15	126200	FORESTRY AND LANDSCAPING	2,755.00
VENDOR TOTALS			18,490.00	YTD INVOICED			18,490.00	YTD PAID	2,755.00
8204 REQUORDIT, INC 61185 07/31/15 INVOICE: 15355-L				217705	P	08/14/15	121400	PROFESSIONAL SERVICES - O	1,387.50
VENDOR TOTALS			10,807.50	YTD INVOICED			10,807.50	YTD PAID	1,387.50
750 REZEK, HENRY, MEISENHEIMER/GENDE INC 61139 07/21/15 INVOICE: 18-1				217706	P	08/14/15	40000	CAPITAL IMPROVEMENTS	1,497.63
VENDOR TOTALS			21,956.91	YTD INVOICED			21,956.91	YTD PAID	1,497.63
761 RONNOCO HOLDINGS, INC 61278 08/06/15 INVOICE: 746218515				217707	P	08/14/15	550	NA BEVERAGES INVENTORY	128.65
VENDOR TOTALS			6,316.68	YTD INVOICED			6,316.68	YTD PAID	128.65
1518 ROSE PEST SOLUTIONS									

08/14/2015 14:38 | VILLAGE OF GLEN ELLYN
maryr | PAID WARRANT REPORT

WARRANT: 0815-2

PG 30
appdwarr

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
61137 INVOICE: 1684925 61138 INVOICE: 1694150 VENDOR TOTALS	07/30/15 1684925 08/05/15 1694150			217708 217708 217708	P P P	08/14/15 08/14/15 08/14/15	521055 521055 521055	PROFESSIONAL SERVICES - O PROFESSIONAL SERVICES - O PROFESSIONAL SERVICES - O	125.00 125.00 250.00
9641 VICKI ROTONDO 61194 INVOICE: 61194 VENDOR TOTALS	08/11/15 61194			217709	P	08/14/15	120210	ACCOUNTS RECV - UTILITY BI	50.95
6093 SCHAMBERGER BROTHERS, INC 61286 INVOICE: 16873 61287 INVOICE: 16784 VENDOR TOTALS	08/07/15 16873 08/05/15 16784			217710 217710 217710	P P P	08/14/15 08/14/15 08/14/15	150303 150303 150303	BEER INVENTORY BEER INVENTORY BEER INVENTORY	50.95 179.00 343.10
7116 THEOPHILUS SCHMID TRUST B FY13-9 INVOICE: FY15-8 VENDOR TOTALS	08/11/15 FY15-8			217711	P	08/14/15	53000	RENTAL-LEASE	522.10
3330 SCHOOL DISTRICT 41 61114 INVOICE: 12.0003 VENDOR TOTALS	08/07/15 12.0003			217712	P	08/14/15	100	ESCROWS - DEVELOPER DEPOS	500.00
9636 BRIAN SHIN DDS 61187 INVOICE: 14.0023 VENDOR TOTALS	07/20/15 14.0023			217713	P	08/14/15	100	ESCROWS - DEVELOPER DEPOS	911.00
1379 SOUTHERN WINE & SPIRITS OF ILLINOIS 61198 INVOICE: 4748289 61198 INVOICE: 4748289 61198 INVOICE: 4748289 61280 INVOICE: 4797189 61280 INVOICE: 4797189 61281	07/09/15 4748289 07/09/15 4748289 07/09/15 4748289 08/06/15 4797189 08/06/15 4797189 07/30/15			217640 217640 217640 217714 217714 217714	P P P P P P	08/13/15 08/13/15 08/13/15 08/14/15 08/14/15 08/14/15	150302 150305 150304 150302 150304 150302	LIQUOR INVENTORY NA BEVERAGES INVENTORY WINE INVENTORY LIQUOR INVENTORY WINE INVENTORY LIQUOR INVENTORY	811.16 42.00 548.00 1,404.09 2,998.15 766.27

08/14/2015 14:38
maryr

VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

PG 31
appdwart

WARRANT: 0815-2

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE VOUCHER PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 4784908 61281 07/30/15 INVOICE: 4784908		217714	P	08/14/15	550 150304	WINE INVENTORY	1,115.00
VENDOR TOTALS	47,477.26	YTD INVOICED			47,477.26	YTD PAID	7,684.67
2687 STAPLES CONTRACT & COMMERCIAL, INC. 61142 07/25/15 INVOICE: 3272653935		217715	P	08/14/15	143100 530100	OFFICE SUPPLIES	10.11
61142 07/25/15 INVOICE: 3272653935		217715	P	08/14/15	143300 530100	OFFICE SUPPLIES	10.11
61142 07/25/15 INVOICE: 3272653935		217715	P	08/14/15	143400 530100	OFFICE SUPPLIES	10.11
61142 07/25/15 INVOICE: 3272653935		217715	P	08/14/15	50100 530100	OFFICE SUPPLIES	10.10
61142 07/25/15 INVOICE: 3272653935		217715	P	08/14/15	50200 530100	OFFICE SUPPLIES	10.10
61143 07/25/15 INVOICE: 3272653938		217715	P	08/14/15	143100 530100	OFFICE SUPPLIES	5.97
VENDOR TOTALS	10,497.25	YTD INVOICED			10,497.25	YTD PAID	56.50
4590 STEVE PIPER & SONS, INC. 61141 07/31/15 INVOICE: 2152		217716	P	08/14/15	143400 521095	TREE REMOVAL	495.00
VENDOR TOTALS	26,801.18	YTD INVOICED			26,801.18	YTD PAID	495.00
7600 STUEVER & SONS, INC 61285 08/05/15 INVOICE: 107502		217717	P	08/14/15	55730 530105	OPERATING SUPPLIES	82.00
VENDOR TOTALS	2,250.00	YTD INVOICED			2,250.00	YTD PAID	82.00
2937 SUPERIOR ASPHALT MATERIALS, LLC 61140 07/27/15 INVOICE: 20150403		217718	P	08/14/15	143300 530210	OPERATING SUPPLIES, ASPHA	396.90
VENDOR TOTALS	4,799.74	YTD INVOICED			4,799.74	YTD PAID	396.90
835 SUPERIOR BEVERAGE CO. 61279 08/05/15 INVOICE: 641182		217719	P	08/14/15	550 150303	BEER INVENTORY	693.05
VENDOR TOTALS	15,890.25	YTD INVOICED			15,890.25	YTD PAID	693.05
4345 SYMBOLARTS 61282 07/31/15 INVOICE: 239376-IN		217720	P	08/14/15	134200 530105	OPERATING SUPPLIES	280.00

Packet Pg. 42

08/14/2015 14:38
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTPG 33
appdwarr

WARRANT: 0815-2

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 45-136518									
VENDOR TOTALS				13,778.53	YTD	INVOICED		13,778.53	YTD PAID
884 U.S. FOODSERVICE, INC. 61295 08/06/15 INVOICE: 1773323 61295 08/06/15 INVOICE: 1773323				217726	P	08/14/15	550	150301	FOOD INVENTORY
				217726	P	08/14/15	550	150305	NA BEVERAGES INVENTORY
VENDOR TOTALS				19,888.14	YTD	INVOICED		19,888.14	YTD PAID
911 AURORA LAUNDRY COMPANY, INC. 61296 08/05/15 INVOICE: S69265 61297 08/05/15 INVOICE: 69038 61297 08/05/15 INVOICE: 69038 61297 08/05/15 INVOICE: 69038				217727	P	08/14/15	55730	530446	LINENS AND RENTALS
				217727	P	08/14/15	55730	530105	OPERATING SUPPLIES
				217727	P	08/14/15	55730	530446	LINENS AND RENTALS
				217727	P	08/14/15	55730	530445	UNIFORMS
VENDOR TOTALS				14,420.94	YTD	INVOICED		14,420.94	YTD PAID
9635 VILLAGE OF LAKE BARRINGTON 61252 08/13/15 INVOICE: 81315				217728	P	08/14/15	121200	520625	TRAVEL
VENDOR TOTALS				339.18	YTD	INVOICED		339.18	YTD PAID
5719 BRUCE WALSTAD 61144 08/05/15 INVOICE: 80715 61144 08/05/15 INVOICE: 80715				217729	P	08/14/15	134300	520620	EMPLOYEE EDUCATION
				217729	P	08/14/15	134100	520620	EMPLOYEE EDUCATION
VENDOR TOTALS				240.00	YTD	INVOICED		240.00	YTD PAID
8972 WEEKLEY HOMES 61188 08/06/15 INVOICE: 20141201				217730	P	08/14/15	100	240100	ESCROWS - DEVELOPER DEPOS
VENDOR TOTALS				13,859.87	YTD	INVOICED		13,859.87	YTD PAID
3370 RAY WHALEN BUILDERS INC. 61189 07/16/15 INVOICE: HMR081115				217731	P	08/14/15	500	240205	HYDRANT METER DEPOSITS
VENDOR TOTALS				11,550.00	YTD	INVOICED		11,550.00	YTD PAID
9642 DEBORAH L WHOLEY									

08/14/2015 14:38
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTPG 34
appdwarr

WARRANT: 0815-2

TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
61195 INVOICE:	08/11/15			217732	P	08/14/15	540	120210	ACCOUNTS REC'D - UTILITY BI
VENDOR TOTALS			98.64	YTD INVOICED				98.64	YTD PAID
7711 WINDY CITY DISTRIBUTION COMPANY									
61298 INVOICE:	07/30/15			217733	P	08/14/15	550	150303	BEER INVENTORY
61299 INVOICE:	08/06/15			217733	P	08/14/15	550	150303	BEER INVENTORY
VENDOR TOTALS			20,180.64	YTD INVOICED				20,180.64	YTD PAID
6568 WIRTZ BEVERAGE ILLINOIS LLC									
61300 INVOICE:	08/13/15			217734	P	08/14/15	550	150304	WINE INVENTORY
61300 INVOICE:	08/13/15			217734	P	08/14/15	550	150305	NA BEVERAGES INVENTORY
61300 INVOICE:	08/13/15			217734	P	08/14/15	550	150302	LIQUOR INVENTORY
61301 INVOICE:	08/07/15			217734	P	08/14/15	550	150305	NA BEVERAGES INVENTORY
61301 INVOICE:	08/07/15			217734	P	08/14/15	550	150302	LIQUOR INVENTORY
61302 INVOICE:	08/07/15			217734	P	08/14/15	550	150303	BEER INVENTORY
VENDOR TOTALS			20,300.76	YTD INVOICED				20,300.76	YTD PAID
REPORT TOTALS									

COUNT	AMOUNT
TOTAL PRINTED CHECKS	97
TOTAL WIRE TRANSFERS	16
	904,483.65
	7,605.38

** END OF REPORT - Generated by Mary Romanelli **

08/14/2015 14:38 | VILLAGE OF GLEN ELLYN
mairr | PAID WARRANT REPORT

WARRANT: DED0815

PG 1
appdwarr
TO FISCAL 2015/08 01/01/2015 TO 12/31/2015

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
5296 LEE BIRNBAUM 61306 INVOICE: DED0815	08/13/15			217735	P	08/14/15	60000	520893	143.00
VENDOR TOTALS			143.00	YTD INVOICED				143.00	YTD PAID
2689 DAVE BUCKLEY 61307 INVOICE: DED0815	08/13/15			217736	P	08/14/15	60000	520893	375.00
VENDOR TOTALS			375.00	YTD INVOICED				375.00	YTD PAID
2755 SUZANNE CONNORS 61308 INVOICE: DED0815	08/13/15			217737	P	08/14/15	60000	520893	217.00
VENDOR TOTALS			217.00	YTD INVOICED				217.00	YTD PAID
7735 KYLE DUFFIE 61309 INVOICE: DED0815	08/13/15			217738	P	08/14/15	60000	520893	175.00
VENDOR TOTALS			372.94	YTD INVOICED				372.94	YTD PAID
1034 RICHARD FREEMAN 61310 INVOICE: DED0815	08/13/15			217739	P	08/14/15	60000	520893	350.00
VENDOR TOTALS			416.00	YTD INVOICED				416.00	YTD PAID
1321 JOHN GAVURNIK 61311 INVOICE: DED0815	08/13/15			217740	P	08/14/15	60000	520893	375.00
VENDOR TOTALS			375.00	YTD INVOICED				375.00	YTD PAID
476 JEAN HARVEY 61312 INVOICE: DED0815	08/13/15			217741	P	08/14/15	60000	520893	375.00
VENDOR TOTALS			375.00	YTD INVOICED				375.00	YTD PAID
8112 JOHN HUBSKY 61313 INVOICE: DED0815	08/13/15			217742	P	08/14/15	60000	520893	400.00
VENDOR TOTALS			1,600.00	YTD INVOICED				1,600.00	YTD PAID
469 JAMES KING 61314 INVOICE: DED0815	08/13/15			217743	P	08/14/15	60000	520893	303.00

08/14/2015 14:38 VILLAGE OF GLEN EILYN
maryr PAID WARRANT REPORT

WARRANT: DED0815

VENDOR NAME

DOCUMENT INV DATE VOUCHER PO

CHECK NO T CHK DATE GL ACCOUNT

GL ACCOUNT DESCRIPTION

4079 ROBERT WOHLFARTH

61323 08/13/15

INVOICE: DED0815

VENDOR TOTALS

300.00 YTD

INVOICED

520893

WELLNESS/HEALTH INCENTIVE

79.00

300.00 YTD PAID

79.00

4,005.00

REPORT TOTALS

COUNT AMOUNT

TOTAL PRINTED CHECKS 18 4,005.00

4,005.00

** END OF REPORT - Generated by Mary Romanelli **



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 08/24/15 07:00 PM
Department: Administration
Department Head: Brendon Mendoza
Category: Special Event
Prepared By: Brendon Mendoza

SCHEDULED

AGENDA ITEM (ID # 1899)

DOC ID: 1899

Approve St. Petronille's Annual Picnic Special Event Permit, to take place on September 20, 2015, from 8:00 a.m. to 5:00 p.m., at Panfish Park. (Assistant Village Manager Stonitsch)

Background

St. Petronille is requesting to host their annual parish picnic at Panfish Park located at 620 Wilson Ave on September 20, 2015 from 8:00 A.M. until 5:00 P.M. Previously, St. Petronille's annual picnic was held at Lake Ellyn. This year, because of the projects in/around Lake Ellyn, the Park District has limited special event requests. St. Petronille, therefore, is requesting to host their event this year at Panfish Park.

Issues

Parking

Parking spaces are limited at Panfish Park. As such, St. Petronille will be working with the business office located at 45 South Park Blvd, adjacent to Panfish Park, to secure additional parking for the anticipated 700 participants.

Amplified Music

St. Petronille will be having a band shell stage with amplified music beginning at 11:30A.M. on Saturday September 12, 2015. The organization will be supplying the power needs for the stage via a generator provided by the Park District. St. Petronille plans to have an amplified church service and music that will begin at 11:30 A.M. and last approximately 1 hour and 30 minutes. The Village's permit requirement stipulates that St. Petronille must provide advanced notice to adjacent property owners/residents of the scheduled event.

Staff Review

All relevant Village Departments have reviewed this request, and have approved the event as presented. The Village Links/Reserve 22Department and Police Department will be accounting for any necessary staff/equipment hours involved with accommodating this event, and will be charging back any incurred additional costs to St. Petronille. For Board reference, attached is a draft approval letter that outlines further details regarding the event permit request.

Action Requested

Approve the St. Petronille special event permit request for Saturday, September 12, 2015 from 8:00 A.M. to 5:00 P.M. at Panfish Park located at 620 Wilson Avenue.

Attachments

Agenda Item (ID # 1899)

Meeting of August 24, 2015

1. St. Petronille Picnic Special Event Request
2. St. Petronille Picnic Special Event Draft Acceptance Letter

ATTACHMENTS:

- St. Petronille Picnic Special Event Request (PDF)
- St. Petronille Picnic Special Event Draft Acceptance Letter (DOC)



Village of Glen Ellyn Special Event Permit Application

The Special Event Permit Application must be submitted at least **sixty (60) days prior** to the event date in order to ensure sufficient time for processing. Please contact the Administration Department at 630-469-5000, or refer to the Special Event Permit Application Guidelines at www.glenellyn.org for more information.

EVENT INFORMATION			
Event Title	ST Petronille Picnic		
Type of Event	☐ Carnival or Rides ☐ Business Special Event ☐ Festival ☐ Outdoor Concert ☐ Parade ☐ Tent Sale ☐ Walk/Run/Bike ☐ Zoo/Circus ☐ Other (please specify): CHURCH PICNIC		
Event Date(s)	September 20, 2015	Time	8 AM TO 5 PM
Alternate Date(s)		Time	
First Time Applicant?	☒ Yes ☐ No	Is it an Annual Event?	☒ Yes ☐ No
Event Website (if any)		Anticipated Attendance	700
Location of Event Please list all requested street or sidewalk closures noting time(s) each street will be closed.	PANFISH PARK		
Describe the Event Please describe your event in detail including any additional information that may be important to understanding its scope and purpose. Please attach any promotional materials regarding the event.	ST Petronille family Picnic PAID JUN 24 2015 Ckt #1248 \$35.00 VILLAGE OF GLEN ELLYN		
Please see Section 3 of the Special Event Application Guidelines for more information regarding Event Activities			
Event Activities Please check all items that will be included in your event. *Extraordinary activities may require additional licenses, fees or submittals (See Guidelines for additional information).	☐ Alcohol* ☐ Animals* ☐ Automobiles ☒ Balloons/Signs/Decorations ☐ Bands/Live Music ☐ Carnival Rides* ☐ Floats ☒ Food Booth(s) ☐ Parade/Race* ☒ Parking Lots* ☒ Portable Toilets ☒ Promotional Signage ☒ Sound Equipment ☒ Stage/Bandshell ☐ Streets/Sidewalks* ☒ Tents ☐ Vendors ☐ Other (please specify):		

EVENT ORGANIZER INFORMATION					
Name (First/Last)	Mike Formento				
Address	65 N. EXMOOR	Apt./Unit			
City	Glen Ellyn	State	IL	Zip Code	60137
Home Phone	630 858 5283	Cell Phone	630 546 1780		
E-mail Address	mikeformento@shc.sbcglobal.net				
Name of Sponsoring Organization(s) (If applicable/different)	ST Petronille Church				
Organization's Legal Status	☐ Governmental Entity ☒ Non-profit Entity ☐ Commercial Business				
Sponsoring Organization Main Contact (If applicable/different)					
Address	110 Glenwood	Apt./Unit	CHURCH		
City	Glen Ellyn	State	IL	Zip Code	60137
Daytime Phone	630 546 1780	E-Mail			

All applications should be completed and submitted not less than sixty (60) days prior to the event date. Applications that are complete and submitted to the Village along with any necessary submittals will be processed by Village staff. Incomplete applications will be held for processing until it is complete. Please return your completed Special Event Permit Application to:

By Mail/Drop Off: Village of Glen Ellyn, Administration Department, 535 Duane Street Glen Ellyn, IL 60137
 By Email: events@glenellyninfo.org

For Official Use Only

Conditions of Approval:

Police Chief/Designee (if applicable)

Date

Village Manager/Designee

Date



August 12, 2015

Village President
Alexander W. Demos

Trustees
Dean Clark
Timothy Elliott
John Kenwood
Pete Ladesic
Tim O'Shea
Mark Senak

Village Manager
Mark T. Franz

Village Attorney
Gregory S. Mathews

Civic Center
535 Duane Street
Glen Ellyn, IL 60137

Administration
630-469-5000

Finance
630-547-5235

Planning and Development
630-547-5250

Police
630-469-1187

Public Works
30 South Lambert Road
Glen Ellyn, IL 60137
630-469-6756

The Village Links
485 Winchell Way
Glen Ellyn, IL 60137
630-469-8180

Mr. Mike Formento
65 North Exmoor
Glen Ellyn, IL 60137

RE: 2015 St. Petronille Picnic

Dear Mr. Formento:

This letter is to confirm Village Board approval for the St. Petronille Picnic event scheduled for Sunday, September 20, 2015, as described in your attached application. Approval of the event is outlined below. Please contact the appropriate Village Department should you have any questions on the Village's approval.

1. Approval for the event to be held between 8:00 a.m. and 5:00 p.m. on Sunday, September 20, 2015 at Panfish Park.
2. Section 6-2-2.5 (Unnecessary Noises) has been waived for the length of the event in order to permit St. Petronille to have amplified music at the event. Please note that this event will be taking place adjacent to a residential area. Please adjust the noise level of the amplified music accordingly.
3. St. Petronille must promptly notify the surrounding businesses, churches, and local residents located at Panfish Park and surrounding area of the event to take place.
4. St. Petronille organizers will be required to provide overflow parking from Panfish Park to accommodate an estimated 700 event attendees. Please work with surrounding area businesses to ensure parking needs are met for the event, and a St. Petronille volunteer is available at overflow lots to ensure appropriate lot areas are used. Crossing guards should be provided for overflow parking at the surrounding businesses that require street crossing. Additionally, signs indicating the location of alternative parking will be required to be posted by St. Petronille.
5. Please note that any additional Village-provided services that may be required will be accounted for and billed directly to St. Petronille following the event.
6. Section 4-5-7(G) of the Village Code is waived to allow portable signs on the public right of way to direct guests to the event.
7. St. Petronille is reminded that if balloons, signage or other attention getting devices are utilized to direct guests to the event, it must be in accordance with Section 4-5-8 of the Sign Code.

Mr. Mike Formento
2015 St. Petronille Picnic

August 12, 2015
Page 2

8. Adequate refuse and recycling receptacles should be put in place by St. Petronille. The containers should be marked as either refuse or recycling and they should be emptied as necessary throughout the event. St. Petronille is responsible for any clean-up required following the event.
9. As this is a public event, food/non-alcoholic drinks will be allowed on the premises between 8:00 a.m. and 5:00 p.m. only after approval by the DuPage County Health Department. The DuPage County Health Department can be contacted at (630)682-7400 or online at www.dupagehealth.org.
10. The use of free-standing tents will be allowed under the following conditions: they are a minimum of 10 feet from any building, have protective covers on tent anchors, have no cooking equipment within them, and comply with all applicable building regulations. If any of the tents will be larger than 400 square feet they must be inspected by the Planning and Development Department Building Inspector prior to the event. Please contact the Planning and Development Department at 630-547-5250 to arrange for an inspection prior to the event should you need to arrange one. The cost for the inspection is \$50.00.
11. All ground cables require cable protectors in areas of pedestrian or equipment traffic and need to be inspected prior to use. Please contact the Planning and Development Department at 630-547-5250 to arrange for an inspection prior to the event.
12. It is our understanding that your organization will not be serving or consuming alcohol during this event. As this is a public event, St. Petronille is reminded that alcoholic beverages are not permitted in Panfish Park per Village Code, unless you possess a valid Class E liquor license from the Village.
13. St. Petronille must provide access to a sufficient number of restrooms along with hand washing stations for the entire length of the event. State Plumbing Code requires 1 unit per 50 people of expected attendance.
14. Police support to assist with traffic and security can be accommodated as scheduling permits. There may be a cost to your organization for the assignment of uniformed Police Officers. Please work out the exact details with Assistant Police Chief, Bill Holmer at 630-469-1187 or his designee by Monday, September 7, 2015.
15. Evidence of valid liability insurance from the St. Petronille Church in the amount of \$2 million, listing the Village as additionally insured during the time period requested, must be presented to Administrative Intern, Brendon Mendoza Monday, September 7, 2015.

The Village expects St. Petronille to monitor the event to the best of its abilities to ensure that all conditions contained in this letter are observed. Violations that cannot be resolved at the scene may be reported to the Police Department.

Copies of your letter, together with this reply, are being furnished to appropriate staff members so that necessary arrangements can be made to carry out the requests of your organization. If you have any questions, please contact the appropriate Village personnel. Thank you for your interest in hosting an event in the Village of Glen Ellyn, we wish you a safe and enjoyable event.

Mr. Mike Formento
2015 St. Petronille Picnic

August 12, 2015
Page 3

Sincerely,

Mark Franz
Village Manager

cc: Staci Hulseberg, Planning and Development Director
Phil Norton, Police Chief
Bill Holmer, Deputy Police Chief
Norm Webber, Police Sergeant
Dave Buckley, Assistant Public Works Director
Al Stonitsch, Assistant Village Manager
Steve Witt, Building and Zoning Official
Chris Pekarek, Superintendent of Grounds, Village Links/Reserve 22



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 08/24/15 07:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Policy
Prepared By: Christina Coyle

SCHEDULED

AGENDA ITEM (ID # 1896)

DOC ID: 1896

Approve updates to the Investment Policy. (Finance Director Coyle)

Background

The Village's current Investment Policy was last revised by the Village Board in November 2013. It is a matter of best practice to revisit policies regularly and update them as necessary due to changes in the law and in practice.

Policy Updates

Attached with this memo is a redlined version of the current policy, which highlights the suggested changes. These suggestions were reviewed with the Finance Commission at the Commission's July meeting and were acceptable to the Finance Commission. Below is a summary of the proposed changes:

- Section 2.1 – Updated to include funds of the Village which have been created since the last policy revision. Updated the name of the Recreation Fund to Village Links/Reserve 22 Fund.
- Section 7.0 – Changed National Association of Security Dealers (NASD) to the Financial Industry Regulatory Authority (FINRA). NASD was consolidated to become FINRA. Also proposed is removing the requirement of a broker/dealer questionnaire. This is recommended to be struck as each time financial dealers and institutions are analyzed, specific questions and analysis should be done of the vendors which are pertinent to the issues at the time. It is important to have an analysis of the institutions; however, a set questionnaire is not required to perform this analysis.
- Section 8.0 – Revisions in this section align the policy with the requirements under current state statutes (30 ILCS 235). State statutes permit a maturity of commercial paper of 270 days. State statutes also permit investment in bonds as outlined in the redlined version.
- Section 11.0 – The proposed changes provides clarification to some of the diversification guidelines, including limiting the Village's investment in IMET to 25% of the portfolio and removing the restriction on brokered certificates of deposit. The restriction on brokered certificates of deposit is recommended to be struck as those certificates of deposit would need to be either insured or collateralized per the Village's policy, so there is no custodial risk which would warrant restricting the percentage of the portfolio in brokered CD's.
- Section 11.2 – This revision suggests adding an emergency clause to the target diversification which allows approval of both the Village Manager and Finance Director to exceed some of the diversification thresholds, so long as state statutes are not violated. This also requires prompt notification to the Finance Commission and Village Board.

Next Steps

Staff is working with the Finance Commission Investment Subcommittee to select an investment firm to assist the Village to move towards a more active investment strategy. Once that firm is

selected, it will be brought to the Village Board for approval and also to discuss the overall investment strategy as it is being recommended by the Investment Subcommittee of the Finance Commission.

Action Requested

Motion to approve the updated investment policy.

ATTACHMENTS:

- Investment Policy - Updated 2015 - Redlined Version (PDF)



VILLAGE OF GLEN ELLYN

INVESTMENT POLICY

Revised 6-28-04
Updated 11-12-2013
Updated 8-24-2015

1.0 **Policy:**

It is the policy of the Village of Glen Ellyn to invest public funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the Village and conforming to all state statutes governing the investment of public funds.

2.0 **Scope:**

This investment policy applies to all financial assets of the Village of Glen Ellyn except for the Glen Ellyn Police Pension Fund which is subject to the direction of the Police Pension Board of Trustees. These funds are accounted for in the Village of Glen Ellyn's Comprehensive Annual Financial Report and include:

2.1 **Funds:**

The following funds are covered by this investment policy, plus any new funds that are created by the Village Board, unless specifically exempted by the Village Board or other authority.

- General Fund
- Corporate Reserve Fund
- Motor Fuel Tax Fund
- Central Business District TIF Fund
- Roosevelt Road TIF Fund
- Fire Services Fund
- Debt Service Fund
- Capital Projects Fund
- Facilities Maintenance Reserve Fund
- Water and Sanitary Sewer Fund
- Parking Fund
- Residential Solid Waste Fund
- Recreation Fund (Village Links Golf Course) Village Links/Reserve 22 Fund
- Insurance Fund
- ~~Equipment Services Fund~~

3.0 **Prudence:**

Investments shall be made with judgment and care - under circumstances then prevailing - which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital, as well as the probable income to be derived.

3.1 The standard of prudence to be used by investment officials shall be the “**prudent person**” standard and shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with written procedures and the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security’s credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

4.0 **Objective:**

The primary objectives, in priority order, of the Village of Glen Ellyn investment activities shall be:

4.1 **Safety:**

Safety of principal is the foremost objective of the investment program. Investments of the Village of Glen Ellyn shall be undertaken in a manner that seeks to ensure the preservation of capital in the portfolio.

A. Credit Risk:

Credit risk is the risk of loss due to the failure of the security issuer or backer. Credit risk may be mitigated by:

- Limiting investments to the safest types of securities
- Pre-qualifying the financial institutions, broker/dealers, intermediaries, and advisors with which an entity will do business, and
- Diversifying the investment portfolio so that potential losses on individual securities will be minimized.

B. Interest Rate Risk:

Interest rate risk is the risk that the market value of securities in the portfolio will fall due to changes in general interest rates. Interest rate risk may be mitigated by:

- Structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity, and
- By investing operating funds primarily in shorter-term securities.

4.2 Liquidity:

The investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated. This is accomplished by structuring the portfolio so that securities mature concurrent with cash needs to meet anticipated demands (static liquidity). Furthermore, since all possible cash demands cannot be anticipated, the portfolio should consist largely of securities with active secondary or resale markets (dynamic liquidity).

4.3 Return on Investments:

The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. Return on investment is of least importance compared to the safety and liquidity objectives described above. The core of investments is limited to relatively low risk securities in anticipation of earning a fair return relative to the risk being assumed. Securities should not be sold prior to maturity with the following exceptions:

- 1) a declining credit security could be sold early to minimize loss of principal; or
- 2) liquidity needs of the portfolio require that the security be sold.

4.5 Investment Strategy/Philosophy:

The Village's investment philosophy is passive. That is, notwithstanding the provisions of paragraph 4.3, once an investment instrument is purchased, it will generally be held until its maturity ("buy and hold"). Given this philosophy, the Village will endeavor to earn a rate of return which is commensurate with similar investments in the marketplace at the time the investment is purchased. It is not a function or objective of the Village's investment policy to speculate as to the possible direction of future interest rates or to actively buy and sell securities in response to market conditions or events.

5.0 Delegation of Authority:

Authority to manage the Village of Glen Ellyn's investment program is derived from the following:

The establishment of investment policies is the responsibility of the Village Board. Management and administrative responsibility for the investment program is hereby delegated to the Finance Director who, under the direction of the Village Manager, shall establish written procedures for the operation of the investment program consistent with this investment policy. Procedures should include references to: internal controls, compensating controls, safekeeping, delivery vs. payment, investment accounting, repurchase agreements, wire transfer agreements, collateral/depository agreements and banking service contracts where applicable. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the approved written procedures. The Finance Director shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate staff. The Finance Director, with the approval of the Village Manager and in

consultation with the Finance Commission Investment Subcommittee (Section 13 and 17), may from time to time amend the written procedures in a manner not inconsistent with this policy, with state statutes, or other governing laws or rules.

The responsibility for investment activities of the Police Pension Fund rests with the Board of Trustees of the Police Pension Fund.

The Village Treasurer, appointed by the Village President with concurrence of Village Trustees, advises the Village Board on investment policy and is, by Illinois statute, an ex-officio member of the Police Pension Fund. By Village ordinance, the Finance Director is the Village Treasurer.

6.0 **Ethics and Conflicts of Interest:**

Officers and employees involved in the investment process shall abide by the terms established in the Village Ethics Ordinance (Title 1, Chapter 12 of the Village of Glen Ellyn Code of Ordinances), particularly, but not limited to, section 1-12-5, Conflicts of Interest. Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution and management of the investment program, or that could impair their ability to make impartial decisions. Employees and investment officers shall provide appropriate notification (as described in 1-12-5 (c) Notification) of “Financial Interests” or “Non Financial Interests” as defined in the Ethics Ordinance. They shall further provide appropriate notification of any personal financial/investment positions that could be related to the performance of the investment portfolio. Employees and officers shall refrain from undertaking personal investment transactions with the same individual/firm with whom business is conducted on behalf of the Village of Glen Ellyn.

7.0 **Authorized Financial Dealers and Institutions:**

The Finance Director will maintain a list of financial institutions authorized to provide investment services. In addition, a list will also be maintained of approved security broker/dealers selected by credit worthiness. These may include “primary” dealers or regional dealers that qualify under Securities and Exchange Commission Rule 15C3-1 (uniform net capital rule). No public deposit shall be made except on qualified public depository as established by state statutes.

The Village Board authorizes the Finance Director to invest up to FDIC limits in any federally insured financial institution, subject to appropriate diversification (see section 11 of this policy). Fund splitting programs wherein investments in CDs, money market accounts, or other allowable investments are held by various participating banks as part of a larger umbrella corporation are allowed so long as FDIC insurance protection secures the full value of the Village’s investment.

All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the Finance Director with the following:

- audited financial statements
- proof of ~~National Association of Security Dealers (NASD)~~ Financial Industry Regulatory Authority (FINRA) certification
- proof of state registration

- ~~completed broker/dealer questionnaire~~
- certification of having received and read the Village's investment policy
- depository contracts

8.0 **Authorized and Suitable Investments:**

The Village may invest in any type of security authorized by the State of Illinois Public Funds Investment Act (30 ILCS 235/) regarding the investment of public funds. Approved investments include:

- Bonds, notes, certificates of indebtedness, treasury bills or other securities now or hereafter issued, which are guaranteed by the full faith and credit of the United States of America as to principal and interest.
- Bonds, notes, debentures, or other similar obligations of the United States of America or its agencies.
- Interest bearing savings accounts, interest bearing certificates of deposit or interest bearing time deposits or any other investments constituting direct obligations of any bank as defined by the Illinois Banking Act and which are insured by the Federal Deposit Insurance Corporation.
- Illinois Public Treasurer's Investment Pool (Illinois Funds)
- Illinois Municipal Investment Fund (IMET)
- Other local government investment pool, organized in accordance with state statute
- Short-term obligations of corporations (commercial paper) organized in the United States with assets exceeding \$500 million and rated at the time of purchase at one of the three highest classifications established by at least two standard rating services. Investments must mature within ~~180~~ 270 days from the date of purchase. Such purchase may not exceed 10% of the corporation's outstanding obligations and no more than 10% of the Village's funds may be invested in commercial paper.
- ~~Short-term discount obligations of the Federal National Mortgage Association or in shares or other forms of securities legally by savings and loan associations incorporated under the laws of this state or any other state or under the laws of the United States. Investments may be made only in those savings and loan associations of which the shares, or investment certificates are insured by the Federal Deposit Insurance Corporation.~~
- Interest bearing bonds of any county, township, city, village, incorporated town, municipal corporation, or school district, of the State of Illinois, of any other state, or of any political subdivision or agency of the State of Illinois or of any other state, whether the interest earned thereon is taxable or tax-exempt under federal law. The bonds shall be registered in the name of the Village or held under a custodial agreement at a bank. The bonds shall be rated at the time of purchase within the 4 highest general classifications established by a rating service of nationally recognized expertise in rating bonds of states and their political subdivisions.

See section 11.1 Rebalancing for information on a regular review of the Village's investments.

9.0 **Collateralization:**

It is the policy of the Village of Glen Ellyn and in accordance with the GFOA's Recommended Practices on the Collateralization of Public Deposits (attachment 1), the Village requires that funds on deposit in

excess of FDIC limits be secured by some form of collateral. The Village will accept any of the following assets as collateral:

- Government Securities
- Obligations of Federal Agencies
- Obligations of Federal Instrumentalities
- Obligations of the State of Illinois

The Village reserves the right to accept/reject any form of the above named securities.

The Village also requires that all depositories that hold Village deposits in excess of the FDIC limit must utilize and execute a collateral agreement which is of a form approved by the Village.

The amount of collateral provided will not be less than 110% of the fair market value of the net amount of public funds secured. The ratio of fair market value of collateral to the amount of funds secured will be reviewed monthly, and additional collateral will be required when the ratio declines below the level required and collateral will be released if the fair market value exceeds the required level. Pledged collateral will be held in safekeeping, by an independent third party depository, or the Federal Reserve Bank of Chicago, designated by the Village of Glen Ellyn and evidenced by a safekeeping agreement. Collateral agreements will preclude the release of the pledged assets without an authorized signature from the Village of Glen Ellyn. The Village of Glen Ellyn realizes that there is a cost factor involved with collateralization and the Village will pay any reasonable and customary fees related to collateralization.

10.0 **Safekeeping and Custody:**

All security transactions, including collateral for repurchase agreements, entered into by the Village of Glen Ellyn shall be conducted on a delivery-verses-payment (DVP) basis. Securities will be held by a third party custodian designated by the Finance Director and evidenced by safekeeping receipts.

11.0 **Diversification and Rebalancing:**

In order to reduce the risk of default, the investment portfolio of the Village of Glen Ellyn shall not exceed the following diversification limits unless specifically authorized by the Village Board:

- No financial institution shall hold more than 25% of the Village's investment portfolio, exclusive of U.S. Treasury securities in safekeeping and public investment pools. This does not include custodial accounts, where a financial institution will hold individual securities that are in the Village's name. Public investment pools, such as the Illinois Metropolitan Investment Fund, and the Illinois Treasurer's Investment Pool (the Illinois Funds), may each comprise up to 25% and 75% of the Village's investment portfolio, respectively.
- Monies deposited at a financial institution shall not exceed 15% of the capital stock and surplus of that institution.
- Commercial paper shall not exceed 10% of the Village's investment portfolio.
- ~~Brokered certificates of deposit shall not exceed 25% of the Village's investment portfolio.~~

11.1 **Rebalancing:**

On a quarterly basis, the investment portfolio shall be evaluated to determine if the investment mix should be rebalanced to achieve appropriate diversification. If the Village becomes aware of issues or concerns with a particular investment, the Village will take steps to address them in a timely manner, including ending the relationship or rebalancing the portfolio, or other action as appropriate.

At least annually, the Village will verify that each investment remains consistent with the Village's investment objectives. If one or more investments do not, or have changed its risk perspective, duration, or other factor that is not favorable to the Village or its portfolio, the Village will consider replacement of said investment, or rebalancing so the Village's overall portfolio remains consistent with this policy.

When the portfolio is rebalanced, efforts should be made to minimize negative effects that may occur from selling assets prior to maturity.

11.2 **Target diversification:**

The Finance Commission Investment Subcommittee will develop a target diversification. Changes to the target diversification may occur with the quarterly review of the investment portfolio, or more often if necessary. In an emergency situation, where the Village Staff believes there is significant risk by one financial institution or type of security, with both Village Manager and Finance Director approval, the Village may exceed these diversification limits, so long as the legal limits outlined by 30 ILCS 235 are not exceeded. In such an event, both the Village Board and Finance Commission shall be promptly notified of the event.

11.3 **Criteria for ending an investment relationship:**

The Village will objectively evaluate the performance of all investments within the portfolio. Each investment will be evaluated relative to its benchmark and peer investments in the order of the Village's investment objectives (section 4 of this policy) to determine if an investment should be retained or sold. Other considerations may include, but are not limited to, costs (or benefits) to liquidate versus hold, suitable replacement investment alternatives, portfolio diversification or rebalancing, change in credit rating or other credit risk factor, change in one or more risk factor, change in the investment's strategy or methodology, change in legal status or environment, customer service issues, among others.

12.0 **Maximum Maturities:**

To the extent possible, the Village of Glen Ellyn will attempt to match its investments with anticipated cash flow requirements. Unless matched to a specific cash flow, the Village will not directly invest in securities maturing more than five years from the date of purchase.

Reserve funds may be invested in securities exceeding five years if the maturity of such investments is made to coincide as nearly as practicable with the expected use of the funds. Any investment purchased

with a maturity longer than five years must be supported with written documentation explaining the reason for the purchase and must be specifically approved by the Village Board.

13.0 **Internal Controls:**

The Finance Director, with the approval of the Village Manager, is responsible for establishing and maintaining an internal control structure designed to protect the assets of the Village of Glen Ellyn from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of the control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits require estimates and judgments by management.

Accordingly, the Finance Director shall establish a process for annual independent review by an external auditor to assure compliance with policies and procedures. The best controls prevent frauds from taking place. When that is not possible, compensating controls will be implemented to detect fraud. Internal controls and compensating controls will be documented as part of the written procedures (Section 5.0).

Internal controls, including, but not limited to, the following subject matters will be in place:

- Segregation of duties and clear delegation of authority,
- Multiple signers required for wire transfers,
- Bank reconciliations performed and reviewed on a monthly basis,
- Monitoring bank and investment activity by multiple individuals,
- Monthly balance sheet reports provided to and reviewed by department managers,
- Monitoring of collateral agreements and custodial safekeeping,
- Establishing new accounts, new wire transfers/ACH, and new investment relationships.

14.0 **Performance Standards:**

The investment portfolio will be managed in accordance with the parameters specified within this policy. The portfolio should obtain a market average rate of return during a market/economic environment of stable interest rates. Portfolio performance should be compared to appropriate benchmarks on a regular basis.

14.1 **Market Yield (Benchmark):**

The Village's investment strategy is passive. Given this strategy, the basis used by the Finance Director to determine relative performance with comparable market yields shall be the three-month U.S. Treasury Bill. An additional benchmark of the average Illinois Funds rate will be utilized to track investment performance against the Village's liquid/short-term investment earnings.

15.0 **Reporting:**

The Finance Director shall prepare quarterly investment reports to the Village Manager, Village Board and Finance Commission that provide a clear picture of the status of the current investment portfolio. This management summary will be prepared in a manner which will allow the entity to ascertain whether

investment activities during the reporting period have conformed to the investment policy. The report will include the following:

- A listing of individual securities held at the end of the reporting period,
- Average weighted yield to maturity of portfolio on Village investments as compared to applicable benchmarks,
- Listing of investments by maturity date,
- The percentage of the total portfolio which each type of investment represents,
- The percentage of the total portfolio which each institution is holding,
- The percentage of the total portfolio broken down by defined maturity periods, and
- Principal and type of investment by fund.

Each month, the Finance Director will provide a report to the Village Manager, Village Board, and Finance Commission covering more basic investment reporting including asset value, investment rate of return, and investment income.

15.1 Marking to Market:

A statement of the market value of the portfolio shall be issued at least quarterly. Review should be consistent with the GFOA Recommended Practice on Mark-to-Market Practices for State and Local Government Investment Portfolios and Investment Pools (attachment 2).

16.0 Investment Policy Adoption:

The Village of Glen Ellyn's investment policy shall be adopted by resolution of the Village Board of Trustees. This policy shall be reviewed on an annual basis by the Finance Commission Investment Subcommittee and any modifications made thereto must be approved by the Village Board of Trustees.

17.0 Finance Commission Investment Subcommittee:

The Finance Commission Chair, with the advice and consent of the Village President, shall appoint two Finance Commission members to a Finance Commission Investment Subcommittee. This subcommittee will review and provide recommendations regarding the Village's investment portfolio, policies, practices, and reporting.

Appendix

Calendar of activity

Monthly

- Abbreviated investment reporting (section 15.0)
- Review collateral (9.0)

Quarterly

- Investment report (15.0)
- Marking to market (15.1)
- Review portfolio for rebalancing (11.1)
- Review target diversification (11.2)

Annually

- Detailed review of investments for continued compliance (11.1)
- Finance Commission Investment Subcommittee review investment policy (16.0)

Attachment 1

GFOA Best Practice

Collateralizing Public Deposits (1984, 1987, 1993, 2000, 2007, 2010) (TIM)

Background. The safety of public funds should be the foremost objective in public fund management. Collateralization of public deposits through the pledging of appropriate securities or other instruments (i.e. surety bonds or letters of credit) by depositories is an important safeguard for such deposits. The amount of pledged collateral is determined by a governmental entity's deposit level and the policy or legal required collateral margin. Some states have established programs for the pooling of collateral for deposit of public funds.

Federal law imposes certain limitations on collateral agreements between financial institutions and public entities in order to secure governmental entity deposits. Under certain circumstances, as are discussed in recommendations below, the Federal Deposit Insurance Corporation (FDIC) may void an otherwise perfected security interest and leave the governmental depositor with only the right to share with other creditors in the pro rata distribution of the assets of a failed institution for the amount of deposits that exceed the FDIC coverage. Separate governmental "corporations" such as economic development corporations or water supply corporations, etc., do not fulfill the FDIC's definition of "public unit"¹ and therefore even accurately completed collateral definition may not be honored by the FDIC on a bankruptcy.

Recommendation. The Government Finance Officers Association (GFOA) recommends the use of a written agreement with pledging requirements as protection for state or local government's deposits. GFOA encourages governmental entities to establish adequate and efficient administrative systems to monitor such pledged collateral, including state or locally administered collateral pledging or collateral pools. To accomplish these goals, GFOA recommends the following:

1. Governmental entities should implement programs of prudent risk control. Such programs could include a formal depository risk policy, credit analysis, and use of fully secured investments. In the absence of a state program for pooling collateral, public entities should establish and implement collateralization procedures, including procedures to monitor their collateral positions. Monitoring informs a public entity of undercollateralization, which may threaten the safety of an entity's deposits, and overcollateralization, which may increase the cost of banking services. Governmental entities however can not and should not accept the liability for maintaining collateral levels which liability must fall to the financial institution.
2. Governmental entities/depositors should take all possible actions to comply with state and federal requirements in order to ensure that their security interests in collateral pledged to secure deposits are enforceable against the receiver of a failed financial institution. Federal law provides that a depositor's security agreement, which tends to diminish or defeat the interest of the FDIC in an asset acquired by it as receiver of an insured depository, shall not be valid against the FDIC unless the agreement:
 - is in writing;
 - was approved by the board of directors of the depository or its loan committee and²
 - has been, continuously, from the time of its execution, an official record of the depository institution.³

3. Governmental entities should have all pledged collateral held at an independent third-party institution outside the holding company of their bank, and evidenced by a written agreement in an effort to satisfy the Uniform Commercial Code (UCC) requirement for control. The UCC states that the depositor does not have a perfected interest in a security unless the depositor controls it. Control means that swaps, sales, and transfers cannot occur without the depositor's written approval.

- The value of the pledged collateral should be marked to market monthly, or more frequently depending on the volatility of the collateral pledged. Some state statutes do dictate a minimum margin level for collateral based on deposit levels (e.g., Georgia and Minnesota statutes require 110 percent). If not, the margin levels should be at least 102 percent, depending on the liquidity and volatility of the collateral pledged. State statutes also govern whether minimum margin levels apply to principal only or to accrued interest as well. On a sale, accrued interest would be received. Governmental entities should review applicable state statutes and confirm compliance.
- Substitutions of collateral should meet the requirements of the collateral agreement, be approved, by the entity in writing prior to release, and the collateral should not be released until the replacement collateral has been received.
- The public entity should require reporting directly from the custodian. The custodian should warrant and be signatory to the agreement
- Reporting by the third party institution should at a minimum be monthly.

4. The pledge of collateral should comply with the investment policy or state statute, whichever is more restrictive. Governmental entities should know and understand securities pledged as collateral.

5. Governmental entities that use surety bonds in lieu of collateral should limit the insurers to those of the highest credit quality as determined by a nationally recognized insurance rating agency. A thorough review of the terms of the bond is required.

6. The governmental entity should thoroughly review the terms and conditions of any letters of credit, including those issued by a federal agency or government sponsored enterprise.

7. The governmental entity should establish and follow procedures for on-going review of collateral.

Note: As a result of the court case North Arkansas Medical Center v. Barrett, 963 F.2d 780 (8th Cir. 1992), the FDIC issued a policy statement in March 1993 indicating that it would not seek to void a security interest of a federal, state, or local public unit solely because the security agreement did not comply with the contemporaneous execution requirement set forth in Section 13(e) of the Federal Deposit Insurance Act 12 U.S.C.1823(e). The policy statement was officially enacted by Section 317 of the Riegle Community Development and Regulatory Improvement Act of 1994 (Public Law 103-325).

References:

- GFOA Sample Security Agreement (long and short versions), www.gfoa.org, 2009.
- GFOA Sample Custodial Trust Agreement, www.gfoa.org, 2006.
- An Introduction to Collateralizing Public Deposits for State and Local Governments, Second Edition, M. Corinne Larson, GFOA, 2006.

- *Investing Public Funds, Second Edition*, Girard Miller with M. Corinne Larson and W. Paul Zorn, GFOA, 1998.
- FDIC Act (12 U.S.C. 1811 et seq. and 12 C.F.R. Part 330.330.15 Public Unit Accounts (www.FDIC.gov))

Approved by the GFOA's Executive Board, October 23, 2007.

¹For deposit insurance purposes, the term "public unit" includes a state, county, municipality, or "political subdivision" thereof. Governments should review Section 330.15 of the FDIC's regulations (12 C.F.R. 330.15) to identify if they fall within the FDIC's definition of 'public unit' and to determine whether they are public entity qualifying for collateral protection under the definition. This information can be found at <http://www.fdic.gov/deposit/deposits/FactSheet.html>

²The FDIC does not require every transaction to be reviewed by the board of directors. The board may fulfill this function by setting parameters and authorizing a particular officer to carry out its wishes. The officer would be performing ministerial acts on behalf of the board. (FDIC Interpretive Letters)

³Corporate resolutions that list specific officers who are authorized by the board of directors to execute agreements securing public deposits will meet this requirement.

Attachment 2

BEST PRACTICE

Mark-to-Market Reporting Practices for State and Local Government Investment Portfolios (1995, 2000, 2003, 2005, and 2008) (TIM)

Background. Market risk is significant in public investment portfolios. Due to price volatility, valuing investments at their current price is necessary to provide a realistic measure of a portfolio's true liquidation value. Over time, reporting standards for state and local government investment portfolios have been enhanced so that investors, governing bodies, and the public remain informed of the current market value of the portfolio. Regular disclosure of the value of a governmental entity's investments is an important step to furthering taxpayer and market confidence in state and local government investment practices. The Governmental Accounting Standards Board (GASB) has also recognized the need to report investments at fair value at fiscal year end. Government officials should be aware of state, local, accounting, and rating agency requirements regarding mark to-market practices.

Recommendation. The Government Finance Officers Association (GFOA) recommends that state and local government officials responsible for investment portfolio reporting determine the market value of all securities in the portfolio on at least a quarterly basis. These values should be obtained from a reputable and independent source and disclosed to the governing body or other oversight body at least quarterly in a written report. The independent source of pricing should not be one of the parties to the transaction being valued and could include:

1. a broker or other financial institution who was not a counterparty to the transaction,
2. the custodial bank if the bank was not a counterparty to the transaction,
3. publicly available publications such as the Wall Street Journal, or
4. other pricing services for which a separate fee would be paid.

It is recommended that the written report include the market value, book value, and unrealized gain or loss of the securities in the portfolio.

If there is a significant event in the local or national economy that might affect the value of the portfolio, then a mid-term valuation of the portfolio should be conducted. Governments that employ a more active portfolio management style should consider more frequent marking to market and reporting.

References

- *GASB Statement 31 and Implementation Guide, Accounting and Financial Reporting for Certain Investment and for External Investment Pools*, March, 1997.
- *Investing Public Funds, Second Edition*, Girard Miller with M. Corinne Larson and W. Paul Zorn, GFOA, 1998.
- *Investment Procedures and Internal Controls Guideline*, GFOA, May 2003.
- *Elected Official's Guide Investing, Second Edition*, Sofia Anastopoulos, GFOA, 2007.

Approved by the GFOA's Executive Board, February 22, 2008.



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 08/24/15 07:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Bond
Prepared By: Christina Coyle

SCHEDULED

AGENDA ITEM (ID # 1893)

DOC ID: 1893

Accept the Bond Order for \$13,435,000, General Obligation Bonds, Series 2015. (Finance Director Coyle)

Background

At the July 13, 2015, Village Board meeting, the Village Board approved Ordinance Number 6332, which approved the parameters for issuing bonds to fund the police station project, property acquisition and other stormwater improvements. The bonds were bid on July 23, 2015, and closed on August 6, 2015. The bonds were issued with a true interest cost of 3.36%. Attached are final pricing sheets for the 2015 bonds, with debt service schedules included, for the Village Board's information.

Acceptance of Bond Order

As part of the closing process for issuing the bonds, the Village Clerk must certify that the bond order shall be made available to the Village Board at a regular meeting. The purpose of this agenda item is to provide this bond order to the Village Board to comply with the requirements of the bond documents. The bond order is an attachment to this agenda item.

Action Requested

Accept the Bond Order in Connection with the Issuance of the \$13,435,000 General Obligation Bonds, Series 2015.

ATTACHMENTS:

- Bond Order 2015 General Obligation Bonds (PDF)
- Glen Ellyn 2015 Bonds Final Pricing Numbers (PDF)

BOND ORDER
IN CONNECTION WITH THE ISSUANCE OF
\$13,435,000
GENERAL OBLIGATION BONDS, SERIES 2015

To: Honorable President and Board of Trustees
Village of Glen Ellyn, DuPage County, Illinois, and the
County Clerk of The County of DuPage, Illinois

GREETINGS:

We are pleased to advise you as follows:

A. *Sale*. Please be advised that the President and Board of Trustees (the “*Corporate Authorities*”) of the Village of Glen Ellyn, DuPage County Illinois (the “*Village*”), have heretofore adopted on the 13th day of July, 2015, a bond ordinance entitled:

AN ORDINANCE providing for the issuance of not to exceed \$14,065,000 General Obligation Bonds, Series 2015, of the Village of Glen Ellyn, DuPage County, Illinois, for the purpose of financing construction of a new police station, Lake Ellyn stormwater improvements and property acquisition, authorizing designated officers to sell said bonds by the execution of a bond order, and providing for the levy and collection of a direct annual tax sufficient for the payment of the principal of and interest on said bonds.

(the “*Bond Ordinance*”), which authorizes the issuance of general obligation bonds (the “*Bonds*”) of the Village for the purpose of financing construction of a new police station, Lake Ellyn stormwater improvements and property acquisition and paying costs related to the issuance the Bonds. Terms used but not defined herein shall have the same meanings as terms defined in the Bond Ordinance. Responsive to authority contained in the Bond Ordinance and as the “*Designated Officers*” of the Village under the same, the undersigned have sold the Bonds as Tax-exempt Bonds in the aggregate principal amount of \$13,435,000 to the purchaser thereof, being the lowest cost and best bidder at public competitive sale of the Bonds, namely, BMO Capital Markets GKST Inc., Chicago, Illinois, pursuant to a bond purchase agreement

(consisting of the Official Notice of Sale and Official Bid Form) by and between the Village and the Purchaser and dated the 23rd day of July, 2015 (the "*Bond Purchase Agreement*"), at a price of \$13,572,621.19 (representing the par amount of the Bonds, net of an underwriters' discount of \$162,989.66, plus net original issue premium in the amount of \$300,610.85). The price paid to the Village for the Bonds is not less than 98% of the par amount of the Bonds.

B. FINDINGS

The following further conditions have also been met: (a) We have received the required certificates and reports of the Financial Advisor supporting our statements herein. (b) The Bonds do not exceed the maximum authorized amount of \$14,065,000. (c) No interest rate on the Bonds exceeds 7.00% per annum. (d) The *sum* of the principal of and interest on the Bonds due (or subject to mandatory redemption) in any given annual period from January 2 to the following January 1 (a "*Bond Year*") does not exceed \$1,335,000. (e) No Bond matures later than January 1, 2036. (f) The terms of the Bonds are fair and reasonable in light of current conditions in the market for Tax-exempt obligations such as the Bonds.

C. NO CONFLICTS

No person holding any office of the Village either by election or appointment, is in any manner financially interested, either directly, in his own name, or indirectly, in the name of any other person, association, trust or corporation, in the Bond Purchase Agreement with the Purchaser, for the purchase of the Bonds.

D. TERMS OF THE BONDS

The Bonds shall be designated "General Obligation Bonds, Series 2015." Pursuant to the terms of the Bond Purchase Agreement, the Bonds shall be issued in the amount of \$13,435,000; shall be dated as of the date of delivery; and shall have the further terms as is set forth in *Exhibit I* attached hereto and incorporated herein by reference.

E. TAXES

Section 14 of the Bond Ordinance provides for direct annual taxes to pay the principal of and interest on the Bonds promptly when and as the same falls due at maturity or as subject to mandatory redemption. Please be further advised that the Bonds were sold on terms resulting in a final schedule of taxes levied and to be extended as set forth in *Exhibit II* attached hereto and incorporated herein by reference.

F. BOND INSURANCE

The Purchaser has not requested and no Bond Insurance has been procured as of the date hereof for the payment of principal of and interest on the Bonds.

G. DEPOSITS INTO FUNDS

At the time of execution of this Bond Order, the proceeds of the Bonds are expected to be used substantially as follows:

Derived as follows:		(\$)
(1)	Par Amount	13,435,000.00
(2)	Reoffering Premium	300,610.85
(3)	Purchaser's Underwriting Discount (-)	(162,989.66)
(4)	Purchase Price (=)	13,572,621.19
(5)	Accrued Interest (+)	<u>0.00</u>
(6)	Total Received by Village (=)	13,572,621.19

	Allocated or spent as follows:	(\$)
(a)	Costs of Issuance paid directly or held by the Village Treasurer (+)	68,239.03
(b)	Accrued Interest to Bond Fund (+)	0.00
(c)	Project Fund (+)	13,500,000.00
(d)	Contingency amount, to Project Fund if not used for Costs of Issuance (+)	<u>4,382.16</u>
(e)	Total (=)	13,572,621.19

H. BOND REGISTRAR

The Bond Registrar and Paying Agent for the Bonds is U.S. Bank National Association, Chicago, Illinois.

I. RECORDS

Finally, please be advised that this Bond Order shall be entered into the records of the Village and made available to all members of the Corporate Authorities at a public meeting thereof held after the date hereof.

Respectfully submitted as of this 23rd day of July, 2015.*



Village President

Village Clerk

Finance Director

Village Manager

* Note: This order to be signed by the President and not less than one (1) of the other named officers.

ACKNOWLEDGMENT OF FILING

Filed in the office of the Village Clerk of the Village of Glen Ellyn, DuPage County,
Illinois, this 23rd day of July, 2015.



Village Clerk
Village of Glen Ellyn
DuPage County, Illinois

EXHIBITS:

EXHIBIT	DESCRIBES
I	Terms of the Bonds
II	Taxes to be levied for the Bonds

EXHIBIT I**TERMS OF THE BONDS****BOND DETAILS**

The Bonds are due on January 1 of the years and in the amounts and bear interest at the rates percent per annum as follows:

YEAR	AMOUNT (\$)	RATE (%)
2017	345,000	2.000
2018	525,000	2.000
2019	535,000	2.000
2020	545,000	3.000
2021	565,000	3.000
2022	580,000	3.000
2023	600,000	3.000
2024	615,000	3.000
2025	635,000	3.000
2026	655,000	3.000
2027	675,000	3.000
2028	695,000	3.000
2029	715,000	3.250
2030	735,000	3.375
2031	760,000	3.500
2032	790,000	3.500
2033	815,000	4.000
2034	850,000	4.000
2035	880,000	4.000
2036	920,000	4.000

Each of the Bonds bears interest from the later of the dated date as stated above or from the most recent interest payment date to which interest has been paid or duly provided for, until the principal amount of such Bond, respectively, is paid or duly provided for, such interest (computed upon the basis of a 360-day year of twelve 30-day months) being payable on January 1 and July 1 of each year, commencing on July 1, 2016.

OPTIONAL REDEMPTION

The Bonds maturing on and after January 1, 2026, are subject to redemption prior to maturity at the option of the Village from any available funds on January 1, 2025, or on any date thereafter, in whole or in part, and if in part in such principal amounts and from such maturities as determined by the Village, and within any maturity by lot at a redemption price of par plus accrued interest.

MANDATORY REDEMPTION

There are no Term Bonds.

EXHIBIT II**TAX LEVY FOR BONDS**

YEAR	A TAX SUFFICIENT TO PRODUCE THE DOLLAR (\$) AMOUNT	
2015	\$956,532.21	for interest and principal up to and including January 1, 2017
2016	\$954,043.76	for interest and principal
2017	\$953,543.76	for interest and principal
2018	\$952,843.76	for interest and principal
2019	\$956,493.76	for interest and principal
2020	\$954,543.76	for interest and principal
2021	\$957,143.76	for interest and principal
2022	\$954,143.76	for interest and principal
2023	\$955,693.76	for interest and principal
2024	\$956,643.76	for interest and principal
2025	\$956,993.76	for interest and principal
2026	\$956,743.76	for interest and principal
2027	\$955,893.76	for interest and principal
2028	\$952,656.26	for interest and principal
2029	\$952,850.00	for interest and principal
2030	\$956,250.00	for interest and principal
2031	\$953,600.00	for interest and principal
2032	\$956,000.00	for interest and principal
2033	\$952,000.00	for interest and principal
2034	\$956,800.00	for interest and principal

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

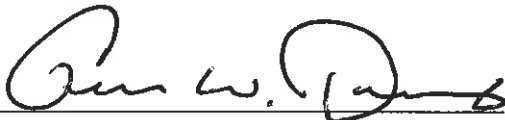
**NOTIFICATION OF BOND TERMS AND
DIRECTION FOR COLLECTION OF TAXES
\$13,435,000 GENERAL OBLIGATION BONDS, SERIES 2015**

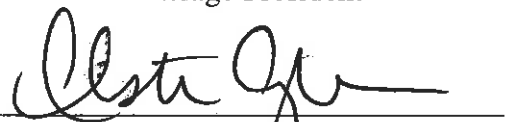
TO: THE COUNTY CLERK OF THE COUNTY OF DUPAGE, ILLINOIS: GREETINGS.

Please take note of the advice and terms on the attached Bond Order (the "*Bond Order*"), dated as of the 23rd day of July, 2015, for the aggregate principal amount of \$13,435,000 General Obligation Bonds, Series 2015, of the Village of Glen Ellyn, DuPage County, Illinois (the "*Village*"), which Bond Order has been executed by the designated officers of the Board of Trustees. Terms used herein are by reference to the Bond Order.

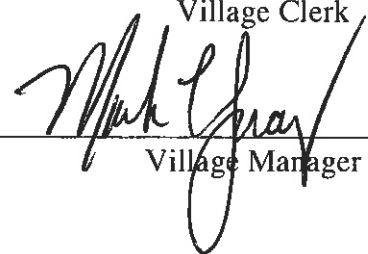
YOU ARE ACCORDINGLY ORDERED AND DIRECTED to collect taxes, levied in (Section 14 of) the Bond Ordinance, as enumerated in the Bond Order.

IN WITNESS WHEREOF we hereunto affix our official signatures as of this 23rd day of July, 2015.*


Village President


Finance Director


Village Clerk


Village Manager

* Note: This order to be signed by the President and not less than one (1) of the other named officers.

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

**AVAILABILITY OF BOND ORDER
\$13,435,000 GENERAL OBLIGATION BONDS, SERIES 2015**

I, the undersigned, do hereby certify that I am the duly qualified and acting, Village Clerk of the Village of Glen Ellyn, DuPage County, Illinois (the "*Village*"), and as such official I am the keeper of the official books, records, minutes and files of the Village and of the President and Board of Trustees thereof (the "*Corporate Authorities*").

I do further certify that I shall make available to all members of the Corporate Authorities at the regular meeting of the Corporate Authorities to be held on the 24 day of August, 2015, a Bond Order for \$13,435,000 General Obligation Bonds, Series 2015, a true, correct and complete copy of which is attached hereto.

IN WITNESS WHEREOF I hereunto affix my official signature, this 23rd day of July, 2015.



Village Clerk
Village of Glen Ellyn,
DuPage County, Illinois

Village of Glen Ellyn, Illinois

General Obligation Bonds. Series 2015

Dated Date: August 6, 2015

Final Pricing Numbers

Table of Contents**Report**

Sources & Uses	1
Debt Service Schedule	2
Net Debt Service Schedule	3
Pricing Summary	4
Proof of Premium Bond Selection of Call Dates/Pric	5
Proof of D/S for Arbitrage Purposes	6
Proof Of Bond Yield @ 3.1349005%	7

Village of Glen Ellyn, Illinois

General Obligation Bonds. Series 2015

Dated Date: August 6, 2015

Final Pricing Numbers

Sources & Uses

Dated 08/06/2015 | Delivered 08/06/2015

SOURCES OF FUNDS

Par Amount of Bonds	\$13,435,000.00
Reoffering Premium	300,610.85
TOTAL SOURCES	\$13,735,610.85

USES OF FUNDS

Deposit to Project Construction Fund	13,500,000.00
Total Underwriter's Discount (1.213%)	162,989.66
Financial Advisor Fee	34,339.03
S&P Rating Fee	16,500.00
Bond Counsel Fee	14,000.00
Rounding Amount	4,382.16
POS/Official Statement (est)	2,000.00
Paying Agent	900.00
IPREO Posting Fee	500.00
TOTAL USES	\$13,735,610.85

Village of Glen Ellyn, Illinois

General Obligation Bonds. Series 2015

Dated Date: August 6, 2015

Final Pricing Numbers

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
08/06/2015	-	-	-	-	-
07/01/2016	-	-	393,560.33	393,560.33	-
01/01/2017	345,000.00	2.000%	217,971.88	562,971.88	956,532.21
07/01/2017	-	-	214,521.88	214,521.88	-
01/01/2018	525,000.00	2.000%	214,521.88	739,521.88	954,043.76
07/01/2018	-	-	209,271.88	209,271.88	-
01/01/2019	535,000.00	2.000%	209,271.88	744,271.88	953,543.76
07/01/2019	-	-	203,921.88	203,921.88	-
01/01/2020	545,000.00	3.000%	203,921.88	748,921.88	952,843.76
07/01/2020	-	-	195,746.88	195,746.88	-
01/01/2021	565,000.00	3.000%	195,746.88	760,746.88	956,493.76
07/01/2021	-	-	187,271.88	187,271.88	-
01/01/2022	580,000.00	3.000%	187,271.88	767,271.88	954,543.76
07/01/2022	-	-	178,571.88	178,571.88	-
01/01/2023	600,000.00	3.000%	178,571.88	778,571.88	957,143.76
07/01/2023	-	-	169,571.88	169,571.88	-
01/01/2024	615,000.00	3.000%	169,571.88	784,571.88	954,143.76
07/01/2024	-	-	160,346.88	160,346.88	-
01/01/2025	635,000.00	3.000%	160,346.88	795,346.88	955,693.76
07/01/2025	-	-	150,821.88	150,821.88	-
01/01/2026	655,000.00	3.000%	150,821.88	805,821.88	956,643.76
07/01/2026	-	-	140,996.88	140,996.88	-
01/01/2027	675,000.00	3.000%	140,996.88	815,996.88	956,993.76
07/01/2027	-	-	130,871.88	130,871.88	-
01/01/2028	695,000.00	3.000%	130,871.88	825,871.88	956,743.76
07/01/2028	-	-	120,446.88	120,446.88	-
01/01/2029	715,000.00	3.250%	120,446.88	835,446.88	955,893.76
07/01/2029	-	-	108,828.13	108,828.13	-
01/01/2030	735,000.00	3.375%	108,828.13	843,828.13	952,656.26
07/01/2030	-	-	96,425.00	96,425.00	-
01/01/2031	760,000.00	3.500%	96,425.00	856,425.00	952,850.00
07/01/2031	-	-	83,125.00	83,125.00	-
01/01/2032	790,000.00	3.500%	83,125.00	873,125.00	956,250.00
07/01/2032	-	-	69,300.00	69,300.00	-
01/01/2033	815,000.00	4.000%	69,300.00	884,300.00	953,600.00
07/01/2033	-	-	53,000.00	53,000.00	-
01/01/2034	850,000.00	4.000%	53,000.00	903,000.00	956,000.00
07/01/2034	-	-	36,000.00	36,000.00	-
01/01/2035	880,000.00	4.000%	36,000.00	916,000.00	952,000.00
07/01/2035	-	-	18,400.00	18,400.00	-
01/01/2036	920,000.00	4.000%	18,400.00	938,400.00	956,800.00
Total	\$13,435,000.00	-	\$5,666,413.59	\$19,101,413.59	-

Yield Statistics

Bond Year Dollars	\$161,946.32
Average Life	12.054 Years
Average Coupon	3.4989456%
Net Interest Cost (NIC)	3.4139661%
True Interest Cost (TIC)	3.3562019%
Bond Yield for Arbitrage Purposes	3.1349005%
All Inclusive Cost (AIC)	3.4090281%

IRS Form 8038

Net Interest Cost	3.2560129%
Weighted Average Maturity	11.998 Years

2015 Bonds Final Numbers | SINGLE PURPOSE | 7/23/2015 | 11:23 AM

Village of Glen Ellyn, Illinois

General Obligation Bonds. Series 2015

Dated Date: August 6, 2015

Final Pricing Numbers

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Net New D/S
01/01/2016	-	-	-	-	-
01/01/2017	345,000.00	2.000%	611,532.21	956,532.21	956,532.21
01/01/2018	525,000.00	2.000%	429,043.76	954,043.76	954,043.76
01/01/2019	535,000.00	2.000%	418,543.76	953,543.76	953,543.76
01/01/2020	545,000.00	3.000%	407,843.76	952,843.76	952,843.76
01/01/2021	565,000.00	3.000%	391,493.76	956,493.76	956,493.76
01/01/2022	580,000.00	3.000%	374,543.76	954,543.76	954,543.76
01/01/2023	600,000.00	3.000%	357,143.76	957,143.76	957,143.76
01/01/2024	615,000.00	3.000%	339,143.76	954,143.76	954,143.76
01/01/2025	635,000.00	3.000%	320,693.76	955,693.76	955,693.76
01/01/2026	655,000.00	3.000%	301,643.76	956,643.76	956,643.76
01/01/2027	675,000.00	3.000%	281,993.76	956,993.76	956,993.76
01/01/2028	695,000.00	3.000%	261,743.76	956,743.76	956,743.76
01/01/2029	715,000.00	3.250%	240,893.76	955,893.76	955,893.76
01/01/2030	735,000.00	3.375%	217,656.26	952,656.26	952,656.26
01/01/2031	760,000.00	3.500%	192,850.00	952,850.00	952,850.00
01/01/2032	790,000.00	3.500%	166,250.00	956,250.00	956,250.00
01/01/2033	815,000.00	4.000%	138,600.00	953,600.00	953,600.00
01/01/2034	850,000.00	4.000%	106,000.00	956,000.00	956,000.00
01/01/2035	880,000.00	4.000%	72,000.00	952,000.00	952,000.00
01/01/2036	920,000.00	4.000%	36,800.00	956,800.00	956,800.00
Total	\$13,435,000.00	-	\$5,666,413.59	\$19,101,413.59	\$19,101,413.59

Village of Glen Ellyn, Illinois

General Obligation Bonds. Series 2015

Dated Date: August 6, 2015

Final Pricing Numbers

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
01/01/2017	Serial Coupon	2.000%	0.570%	345,000.00	101.994%	351,879.30
01/01/2018	Serial Coupon	2.000%	0.850%	525,000.00	102.729%	539,327.25
01/01/2019	Serial Coupon	2.000%	1.100%	535,000.00	102.997%	551,033.95
01/01/2020	Serial Coupon	3.000%	1.350%	545,000.00	107.029%	583,308.05
01/01/2021	Serial Coupon	3.000%	1.680%	565,000.00	106.789%	603,357.85
01/01/2022	Serial Coupon	3.000%	2.020%	580,000.00	105.857%	613,970.60
01/01/2023	Serial Coupon	3.000%	2.290%	600,000.00	104.808%	628,848.00
01/01/2024	Serial Coupon	3.000%	2.450%	615,000.00	104.152%	640,534.80
01/01/2025	Serial Coupon	3.000%	2.620%	635,000.00	103.147%	654,983.45
01/01/2026	Serial Coupon	3.000%	2.920%	655,000.00	100.651% c	659,264.05
01/01/2027	Serial Coupon	3.000%	3.000%	675,000.00	100.000%	675,000.00
01/01/2028	Serial Coupon	3.000%	3.150%	695,000.00	98.467%	684,345.65
01/01/2029	Serial Coupon	3.250%	3.300%	715,000.00	99.459%	711,131.85
01/01/2030	Serial Coupon	3.375%	3.400%	735,000.00	99.714%	732,897.90
01/01/2031	Serial Coupon	3.500%	3.500%	760,000.00	100.000%	760,000.00
01/01/2032	Serial Coupon	3.500%	3.550%	790,000.00	99.379%	785,094.10
01/01/2033	Serial Coupon	4.000%	3.560%	815,000.00	103.487% c	843,419.05
01/01/2034	Serial Coupon	4.000%	3.620%	850,000.00	103.002% c	875,517.00
01/01/2035	Serial Coupon	4.000%	3.680%	880,000.00	102.521% c	902,184.80
01/01/2036	Serial Coupon	4.000%	3.730%	920,000.00	102.121% c	939,513.20
Total	-	-	-	\$13,435,000.00	-	\$13,735,610.85

Bid Information

Par Amount of Bonds	\$13,435,000.00
Reoffering Premium or (Discount)	300,610.85
Gross Production	\$13,735,610.85
Total Underwriter's Discount (1.213%)	\$(162,989.66)
Bid (101.024%)	13,572,621.19
Total Purchase Price	\$13,572,621.19
Bond Year Dollars	\$161,946.32
Average Life	12.054 Years
Average Coupon	3.4989456%
Net Interest Cost (NIC)	3.4139661%
True Interest Cost (TIC)	3.3562019%

Village of Glen Ellyn, Illinois

General Obligation Bonds. Series 2015

Dated Date: August 6, 2015

Final Pricing Numbers

Proof of Premium Bond Selection of Call Dates/Prices

Maturity	Call Date	Call Price	PV at Bond Yield	Lowest?
01/01/2033	-	-	908,835.67	No
01/01/2033	01/01/2025	100.000%	871,853.49	Yes
01/01/2034	-	-	952,046.32	No
01/01/2034	01/01/2025	100.000%	909,295.04	Yes
01/01/2035	-	-	989,843.86	No
01/01/2035	01/01/2025	100.000%	941,387.81	Yes

Village of Glen Ellyn, Illinois

General Obligation Bonds. Series 2015

Dated Date: August 6, 2015

Final Pricing Numbers

Proof of D/S for Arbitrage Purposes

Date	Principal	Interest	Total
08/06/2015	-	-	-
07/01/2016	-	393,560.33	393,560.33
01/01/2017	345,000.00	217,971.88	562,971.88
07/01/2017	-	214,521.88	214,521.88
01/01/2018	525,000.00	214,521.88	739,521.88
07/01/2018	-	209,271.88	209,271.88
01/01/2019	535,000.00	209,271.88	744,271.88
07/01/2019	-	203,921.88	203,921.88
01/01/2020	545,000.00	203,921.88	748,921.88
07/01/2020	-	195,746.88	195,746.88
01/01/2021	565,000.00	195,746.88	760,746.88
07/01/2021	-	187,271.88	187,271.88
01/01/2022	580,000.00	187,271.88	767,271.88
07/01/2022	-	178,571.88	178,571.88
01/01/2023	600,000.00	178,571.88	778,571.88
07/01/2023	-	169,571.88	169,571.88
01/01/2024	615,000.00	169,571.88	784,571.88
07/01/2024	-	160,346.88	160,346.88
01/01/2025	3,180,000.00	160,346.88	3,340,346.88
07/01/2025	-	99,921.88	99,921.88
01/01/2026	655,000.00	99,921.88	754,921.88
07/01/2026	-	90,096.88	90,096.88
01/01/2027	675,000.00	90,096.88	765,096.88
07/01/2027	-	79,971.88	79,971.88
01/01/2028	695,000.00	79,971.88	774,971.88
07/01/2028	-	69,546.88	69,546.88
01/01/2029	715,000.00	69,546.88	784,546.88
07/01/2029	-	57,928.13	57,928.13
01/01/2030	735,000.00	57,928.13	792,928.13
07/01/2030	-	45,525.00	45,525.00
01/01/2031	760,000.00	45,525.00	805,525.00
07/01/2031	-	32,225.00	32,225.00
01/01/2032	790,000.00	32,225.00	822,225.00
07/01/2032	-	18,400.00	18,400.00
01/01/2033	-	18,400.00	18,400.00
07/01/2033	-	18,400.00	18,400.00
01/01/2034	-	18,400.00	18,400.00
07/01/2034	-	18,400.00	18,400.00
01/01/2035	-	18,400.00	18,400.00
07/01/2035	-	18,400.00	18,400.00
01/01/2036	920,000.00	18,400.00	938,400.00
Total	\$13,435,000.00	\$4,747,613.59	\$18,182,613.59

2015 Bonds Final Numbers | SINGLE PURPOSE | 7/23/2015 | 11:23 AM

Village of Glen Ellyn, Illinois

General Obligation Bonds. Series 2015

Dated Date: August 6, 2015

Final Pricing Numbers

Proof Of Bond Yield @ 3.1349005%

Date	Cashflow	PV Factor	Present Value	Cumulative PV
08/06/2015	-	1.0000000x	-	-
07/01/2016	393,560.33	0.9723090x	382,662.23	382,662.23
01/01/2017	562,971.88	0.9573037x	538,935.06	921,597.29
07/01/2017	214,521.88	0.9425300x	202,193.31	1,123,790.60
01/01/2018	739,521.88	0.9279843x	686,264.70	1,810,055.30
07/01/2018	209,271.88	0.9136631x	191,203.99	2,001,259.30
01/01/2019	744,271.88	0.8995629x	669,519.37	2,670,778.67
07/01/2019	203,921.88	0.8856803x	180,609.59	2,851,388.26
01/01/2020	748,921.88	0.8720119x	653,068.82	3,504,457.08
07/01/2020	195,746.88	0.8585545x	168,059.37	3,672,516.45
01/01/2021	760,746.88	0.8453048x	643,062.99	4,315,579.44
07/01/2021	187,271.88	0.8322595x	155,858.81	4,471,438.25
01/01/2022	767,271.88	0.8194156x	628,714.56	5,100,152.80
07/01/2022	178,571.88	0.8067699x	144,066.42	5,244,219.22
01/01/2023	778,571.88	0.7943193x	618,434.70	5,862,653.92
07/01/2023	169,571.88	0.7820609x	132,615.54	5,995,269.46
01/01/2024	784,571.88	0.7699917x	604,113.82	6,599,383.28
07/01/2024	160,346.88	0.7581087x	121,560.37	6,720,943.64
01/01/2025	3,340,346.88	0.7464091x	2,493,265.35	9,214,208.99
07/01/2025	99,921.88	0.7348901x	73,431.60	9,287,640.59
01/01/2026	754,921.88	0.7235488x	546,222.83	9,833,863.41
07/01/2026	90,096.88	0.7123826x	64,183.45	9,898,046.86
01/01/2027	765,096.88	0.7013886x	536,630.27	10,434,677.13
07/01/2027	79,971.88	0.6905644x	55,225.73	10,489,902.86
01/01/2028	774,971.88	0.6799072x	526,908.95	11,016,811.81
07/01/2028	69,546.88	0.6694144x	46,555.69	11,063,367.50
01/01/2029	784,546.88	0.6590836x	517,082.01	11,580,449.51
07/01/2029	57,928.13	0.6489123x	37,590.27	11,618,039.78
01/01/2030	792,928.13	0.6388979x	506,600.08	12,124,639.87
07/01/2030	45,525.00	0.6290380x	28,636.95	12,153,276.82
01/01/2031	805,525.00	0.6193303x	498,886.04	12,652,162.86
07/01/2031	32,225.00	0.6097724x	19,649.92	12,671,812.78
01/01/2032	822,225.00	0.6003620x	493,632.69	13,165,445.47
07/01/2032	18,400.00	0.5910969x	10,876.18	13,176,321.65
01/01/2033	18,400.00	0.5819747x	10,708.34	13,187,029.98
07/01/2033	18,400.00	0.5729933x	10,543.08	13,197,573.06
01/01/2034	18,400.00	0.5641506x	10,380.37	13,207,953.43
07/01/2034	18,400.00	0.5554443x	10,220.17	13,218,173.61
01/01/2035	18,400.00	0.5468723x	10,062.45	13,228,236.06
07/01/2035	18,400.00	0.5384326x	9,907.16	13,238,143.22
01/01/2036	938,400.00	0.5301232x	497,467.63	13,735,610.85
Total	\$18,182,613.59	-	\$13,735,610.85	-

Derivation Of Target Amount

Par Amount of Bonds	\$13,435,000.00
Reoffering Premium or (Discount)	300,610.85
Original Issue Proceeds	\$13,735,610.85

2015 Bonds Final Numbers | SINGLE PURPOSE | 7/23/2015 | 11:23 AM



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 08/24/15 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: Michele Stegall

SCHEDULED

ORDINANCE 6346

DOC ID: 1895 A

Ordinance No. 6346, An Ordinance Granting Approval of the Exterior Appearance, Sign Variations and Zoning Variations for a New Commercial Building at 369 Roosevelt Road. (Planning and Development Director Hulseberg)

Background: Key Development Partners is requesting exterior appearance, sign variation and zoning variation approvals to allow the construction of a new 6,805 square foot, 2-tenant retail building on the former Grandma Sally's property at 369 Roosevelt Road. The subject property is located on the south side of Roosevelt Road between Lambert Road and Main Street in the C3 Service Commercial zoning district. In order to accommodate the project, the petitioner initially submitted applications for approval of the following:

- A. Exterior Appearance approval in accordance with the Appearance Review Guidelines adopted on October 9, 2006 by Ordinance 5508.
- B. The following variations from the Glen Ellyn Sign Code:
 - 1. A variation from Section 4-5-10(B) to allow wall signs on the south building elevation with areas of 93 square feet and 131 square feet where signage would not otherwise be permitted.
 - 2. Variations from Section 4-5-10(B) to allow wall signs on the north building elevation with areas of 93 and 131 square feet in lieu of the maximum areas of 44.17 and 39.17 square feet permitted and to allow wall signs on the corner side building elevations with areas of 71 and 55 square feet in lieu of the maximum areas of 44.17 and 39.17 square feet permitted.
 - 3. A variation from the freestanding sign landscape requirements set forth in Section 4-5-4(R)8 of the Sign Code.
 - 4. Variations from Sections 4-5-10(C) and 4-5-4(R)5 to allow a second freestanding multi-tenant establishment sign on the property with a height of 4 feet and an area of 3.4 square feet where only one freestanding multi-tenant establishment sign would otherwise be permitted.
 - 5. A variation from Section 4-5-10(C) to allow a freestanding multi-tenant sign along Roosevelt Road with an area of 77 square feet in lieu of the maximum area of 65 square feet permitted.
- C. The following variations from the Glen Ellyn Zoning Code:

1. A variation from Section 10-4-15(D)3 to allow a 7 foot interior side yard setback along the eastern property line in lieu of the minimum setback of 10 feet required.
2. A variation from Section 10-5-5(C) to allow an impervious surface setback of as little as zero feet in lieu of the minimum setback of 5.89 feet required.
3. A variation from Section 10-4-15(D)7 to allow a landscape setback of 2 feet along Taft Avenue in lieu of the minimum landscape setback of 10 feet required.
4. A variation from Section 10-5-13(M)2(b) to allow the proposed light poles to be spaced as close as 72.5 feet apart in lieu of the minimum separation of 88 feet required.
5. A variation from the landscape island requirements in Section 10-5-8(H) to allow the absence of landscaped islands at the end of every row of parking that are the same size as a standard parking space.

Architectural Review Commission Recommendation: The Architectural Review Commission considered the petitioner's request for exterior appearance and sign variation approvals at a public meeting and hearing on August 12, 2015. No members of the public spoke at the hearing either in favor of or in opposition to the requests. A majority of the discussion at the meeting focused on the petitioner's requests to allow signage on the south building elevation in addition to the front and side elevations, which would have resulted in signage on all four sides of the building. There was also considerable discussion about the petitioner's request to increase the size of the permitted wall signage with up to 4'7½" letters shown on the proposed plans. The height of the "Staples" letters in Market Plaza is 5 feet. The petitioner was requesting almost 3½ times the total area of wall signage permitted, with a total of 574 square feet proposed and 166.68 square feet permitted by Code, which is an increase over the amount of signage permitted by the prior Code. By a vote of 5-0, the Commission ultimately recommended approval of the proposed exterior appearance and the following reduced sign variations, which represents approximately 142% more wall sign area than permitted.

1. A variation from Section 4-5-10(B) of the Sign Code to allow wall signs on the south building elevation with areas of 84.99 square feet and 60 square feet where signage would not otherwise be permitted. *(Areas of 131 square feet and 93 square feet had been requested)*
2. Variations from Section 4-5-10(B) of the Sign Code to allow wall signs on the north building elevation with areas of 84.99 square feet and 60 square feet in lieu of the maximum areas of 44.17 and 39.17 square feet permitted. *(Areas of 131 square feet and 93 square feet had been requested along with variations to allow corner wall signage of 71 square feet and 55 square feet in lieu of the maximum areas of 44.17 and 39.17 square feet permitted).*
3. Variations from Section 4-5-10(C) and 4-5-4(R) of the Sign Code to allow a second freestanding multi-tenant establishment sign on the property with a height of 4 feet and an

area of 3.4 square feet where only one freestanding multi-tenant establishment sign would otherwise be permitted; and

4. A variation from Section 4-5-10(C) of the Sign Code to allow a freestanding multi-tenant sign along Roosevelt Road with an area of 77 square feet in lieu of the maximum area of 65 square feet permitted.

(A variation to allow the absence of the required landscaping around the base of the freestanding signs was also requested and not recommended for approval.)

The Commission's recommendation for exterior appearance and sign variation approvals was made subject to the following conditions.

1. That the proposed wall signs shall be comprised of individual letters.
2. That the maximum letter height permitted for any wall sign on the property shall be limited to 36".
3. That no utility meters, service doors, gutters or other similar utilitarian elements shall be placed on the north building elevation facing Roosevelt Road.
4. That the storage rooms and washrooms shall not be located behind the windows on the north building wall facing Roosevelt Road.
5. That bronze colored window systems be used to compliment the color scheme of the building.
6. That landscaping be installed around the base of the freestanding signs as required by Code.
7. That the petitioner work with the Public Works Department to evaluate the possibility of widening the existing carriage walk along Roosevelt Road and if it is possible to widen the sidewalk that the developer do so at their cost.

After the meeting and upon having further discussions with one of the tenants, the petitioner has indicated that they would like to withdraw the request to allow signage on the south elevation in favor of installing conforming signs on the east and west sides of the building as permitted by Code. The petitioner's revised sign variation request reduces the number of initially requested variances from 5 to 3 as identified below. The revised request is as recommended by the ARC with the exception that wall signs would be located on the sides of the building rather than on the south elevation and that the size of the side elevation signs would comply with the Code. With these changes, the revised sign variations requested by the petitioner are as follows:

1. A variation from Section 4-5-10(B) to allow wall signs on the north building elevation with areas of 84.99 and 60 square feet in lieu of the maximum areas of 44.17 and 39.17 square feet permitted.

2. Variations from Sections 4-5-10(C) and 4-5-4(R)5 to allow a second freestanding multi-tenant establishment sign on the property with a height of 4 feet and an area of 3.4 square feet where only one freestanding multi-tenant establishment sign would otherwise be permitted.
3. A variation from Section 4-5-10(C) to allow a freestanding multi-tenant sign along Roosevelt Road with an area of 77 square feet in lieu of the maximum area of 65 square feet permitted.

Plan Commission Recommendation: The Plan Commission considered the petitioner's application for approval of the requested zoning variations at a public hearing on August 13, 2015. No members of the public spoke at the hearing either in favor or against the project. By a vote of 7-0, the Plan Commission recommended approval of the requested zoning variations subject to the following conditions.

- A. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the August 13, 2015 public hearing of the Plan Commission.
- B. That a permit from IDOT is received prior to the issuance of any building permits.
- C. That the outstanding items in the July 9, 2015 review from Bob Minix and Ray Ulreich be addressed prior to issuance of any building permits.
- D. That the location of the sidewalk in the public right-of-way be confirmed and appropriate easements established if the sidewalk is found to extend onto public property.

Village Board Action Requested: The Village Board may approve, approve with conditions or deny the petitioner's request for approval of the requested exterior appearance, sign variations and zoning variations. Village staff has prepared an Ordinance to approve the requests for consideration at the August 24, 2015 Village Board meeting.

Attachments:

- Ordinance
- Aerial Photo of Property
- Draft Minutes from August 12, 2015, Architectural Review Commission Meeting – Exhibit A to Ordinance
- Draft Minutes from August 13, 2015 Planning Commission Meeting – Exhibit B to Ordinance
- Findings of Fact – Exhibit C to Ordinance
- Memorandum from Bob Minix and Ray Ulreich dated July 9, 2015
- Select Materials from Petitioner's Application Packet, including:
 - Project Narrative
 - Color Rendering
 - Plat of Survey
 - Site Plan

Ordinance 6346

Meeting of August 24, 2015

- Landscape Plan
- Signage Plan
- Building Elevations
- Lighting Plan
- Floor Plan

Cc: Steve Panko, Key Development Partners
Edwin Reitan, Project Architect

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Roosevelt\Roosevelt 369, Grandma Sallys, EA, ZV\VB
Memo.doc

Ordinance No. _____

**An Ordinance Granting Approval of the
Exterior Appearance, Sign Variations and
Zoning Variations for a New Commercial Building
at 369 Roosevelt Road
Glen Ellyn, IL**

Whereas, KDP Roosevelt 369 LLC, owner of property located at 369 Roosevelt Road, filed applications with the Village President and Board of Trustees for approval of the following:

- A. Exterior Appearance approval in accordance with the Appearance Review Guidelines adopted on October 9, 2006 by Ordinance 5508.
- B. The following variations from the Glen Ellyn Sign Code:
 - 1. A variation from Section 4-5-10(B) to allow wall signs on the south building elevation with areas of 93 square feet and 131 square feet where signage would not otherwise be permitted.
 - 2. Variations from Section 4-5-10(B) to allow wall signs on the north building elevation with areas of 93 and 131 square feet in lieu of the maximum areas of 44.17 and 39.17 square feet permitted and to allow wall signs on the corner side building elevations with areas of 71 and 55 square feet in lieu of the maximum areas of 44.17 and 39.17 square feet permitted.
 - 3. A variation from the freestanding sign landscape requirements set forth in Section 4-5-4(R)8 of the Sign Code.
 - 4. Variations from Sections 4-5-10(C) and 4-5-4(R)5 to allow a second freestanding multi-tenant establishment sign on the property with a height of 4 feet and an area of 3.4 square feet where only one freestanding multi-tenant establishment sign would otherwise be permitted.
 - 5. A variation from Section 4-5-10(C) to allow a freestanding multi-tenant sign along Roosevelt Road with an area of 77 square feet in lieu of the maximum area of 65 square feet permitted.
- C. The following variations from the Glen Ellyn Zoning Code:
 - 1. A variation from Section 10-4-15(D)3 to allow a 7 foot interior side yard setback along the eastern property line in lieu of the minimum setback of 10 feet required.

2. A variation from Section 10-5-5(C) to allow an impervious surface setback of as little as zero feet in lieu of the minimum setback of 5.89 feet required.
3. A variation from Section 10-4-15(D)7 to allow a landscape setback of 2 feet along Taft Avenue in lieu of the minimum landscape setback of 10 feet required.
4. A variation from Section 10-5-13(M)2(b) to allow the proposed light poles to be spaced as close as 72.5 feet apart in lieu of the minimum separation of 88 feet required.
5. A variation from the landscape island requirements in Section 10-5-8(H) to allow the absence of landscaped islands at the end of every row of parking that are the same size as a standard parking space.

all to allow the construction of a new 6,805 square foot two tenant retail building at on the site;
and

Whereas, the subject property is located on the south side of Roosevelt Road between Lambert Road and Main Street in the C3 Service Commercial zoning district and is legally described as follows:

PARCEL 1:

LOTS 1, 2, 21 AND 22 IN BLOCK 49 OF WHEATON ESTATES, BEING A SUBDIVISION IN SECTIONS 22 AND 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197515, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THE WEST ONE-HALF OF VACATED HILLCREST AVENUE LYING SOUTH OF THE SOUTH LINE OF ROOSEVELT ROAD AND NORTH OF THE NORTH LINE OF TAFT AVENUE IN WHEATON ESTATES, LYING IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS VACATED BY VACATION ORDINANCE RECORDED NOVEMBER 9, 1988 AS DOCUMENT R88-129113, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF TAFT AVENUE AND THE CENTER LINE OF SAID HILLCREST AVENUE; THENCE NORTH 00 DEGREES EAST, ALONG SAID CENTER LINE, 132.03 FEET TO AN ANGLE POINT IN SAID CENTER LINE; THENCE NORTH 09 DEGREES 56 MINUTES 48 SECONDS WEST, 16.74 FEET; THENCE SOUTH 86 DEGREES 47 MINUTES 54 SECONDS WEST, 20.35 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES 39 SECONDS WEST, 148.01 FEET TO SAID NORTH LINE OF TAFT AVENUE; THENCE NORTH 88 DEGREES 53 MINUTES 19 SECONDS EAST, 25.22 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY,

ILLINOIS.

PIN: 05-22-202-024; and

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Architectural Review Commission conducted a public hearing and meeting to consider the proposed Exterior Appearance and requested Sign Variations on August 12, 2015, at which public hearing and meeting the petitioner presented evidence, testimony, and exhibits relative to the requests and no persons spoke either in favor of or in opposition to the request; and

Whereas, based upon the evidence, testimony, and exhibits presented at the August 12, 2015 Architectural Review Commission public hearing and meeting, by a vote of five (5) “yes” and zero (0) “no”, the Architectural Review Commission recommended approval of the proposed Exterior Appearance and lessor Sign Code Variations than requested by the petitioner all with conditions as set forth in the August 12, 2015 minutes of the Architectural Review Commission, a draft of which is attached hereto as Exhibit “A”; and

Whereas, following the August 12, 2015 public hearing and meeting of the Architectural Review Commission, the petitioner considered the recommendation of the Architectural Review Commission and amended their Sign Variation requests to reduce the number of requested variances from five (5) to three (3) to include the following requested Sign Variations:

- A. A variation from Section 4-5-10(B) to allow wall signs on the north building elevation with areas of 84.99 and 60 square feet in lieu of the maximum areas of 44.17 and 39.17 square feet permitted;

- B. Variations from Sections 4-5-10(C) and 4-5-4(R)5 to allow a second freestanding multi-tenant establishment sign on the property with a height of 4 feet and an area of 3.4 square feet where only one freestanding multi-tenant establishment sign would otherwise be permitted;
- C. A variation from Section 4-5-10(C) to allow a freestanding multi-tenant sign along Roosevelt Road with an area of 77 square feet in lieu of the maximum area of 65 square feet permitted; and

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on August 13, 2015, at which hearing the Plan Commission considered the petitioner's request for approval of the requested Zoning Variations; and

Whereas, at the August 13, 2015 public hearing, the petitioner presented evidence and testimony in support of the requested variations from the Glen Ellyn Zoning Code and at which hearing no persons spoke either in favor of or in opposition to the requests; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings of fact and recommendations as set forth in the minutes from the August 13, 2015 Plan Commission meeting, a draft of which is attached hereto as Exhibit "B", and by a vote of seven (7) "yes" and zero (0) "no", the Plan Commission recommended approval of the requested Zoning Variations; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the August 12, 2015 Architectural Review Commission public hearing and meeting and the August 13, 2015 Plan Commission public hearing and have considered the findings of fact and recommendations of the Architectural Review Commission

and Plan Commission; and

Whereas, the President and Board of Trustees have determined that approving the Exterior Appearance of the proposed project is consistent with the recommendations of the Glen Ellyn Appearance Review Guidelines, that granting the requested Sign Code Variation as amended is consistent with the goals of the Sign Code Ordinance and that granting the requested Zoning Variations is consistent with the goals of the Glen Ellyn Zoning Code.

Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The minutes from the August 12, 2015 Architectural Review Commission public hearing and meeting, a draft of which is attached hereto as Exhibit “A”, and the minutes from the August 13, 2015 Plan Commission public hearing, a draft of which is attached hereto as Exhibit “B”, and the findings of fact attached hereto as Exhibit “C”, and in the preambles above are hereby adopted as the findings of fact of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the August 12, 2015 public hearing and meeting of the Architectural Review Commission and the August 13, 2015 public hearing before the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Architectural Review Commission and Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the following:

A. Exterior Appearance approval in accordance with the Appearance Review Guidelines adopted on October 9, 2006 by Ordinance 5508.

B. The following variations from the Glen Ellyn Sign Code:

1. A variation from Section 4-5-10(B) to allow wall signs on the north building elevation with areas of 84.99 and 60 square feet in lieu of the maximum areas of 44.17 and 39.17 square feet permitted.
2. Variations from Sections 4-5-10(C) and 4-5-4(R)5 to allow a second freestanding multi-tenant establishment sign on the property with a height of 4 feet and an area of 3.4 square feet where only one freestanding multi-tenant establishment sign would otherwise be permitted.
3. A variation from Section 4-5-10(C) to allow a freestanding multi-tenant sign along Roosevelt Road with an area of 77 square feet in lieu of the maximum area of 65 square feet permitted.

C. The following variations from the Glen Ellyn Zoning Code:

1. A variation from Section 10-4-15(D)3 to allow a 7 foot interior side yard setback along the eastern property line in lieu of the minimum setback of 10 feet required.
2. A variation from Section 10-5-5(C) to allow an impervious surface setback of as little as zero feet in lieu of the minimum setback of 5.89 feet required.
3. A variation from Section 10-4-15(D)7 to allow a landscape setback of 2 feet along Taft Avenue in lieu of the minimum landscape setback of 10 feet required.
4. A variation from Section 10-5-13(M)2(b) to allow the proposed light poles to be spaced as close as 72.5 feet apart in lieu of the minimum separation of 88 feet required.
5. A variation from the landscape island requirements in Section 10-5-8(H) to allow the absence of landscaped islands at the end of every row of parking that are the same size as a standard parking space.

all to allow the construction of a new 6,805 square foot commercial building at 369 Roosevelt Road.

Section Three: This grant of Exterior Appearance, Sign Variation and Zoning approvals is subject to the following conditions:

- A. The project shall be constructed in substantial conformance with the plans submitted and the testimony presented at the August 12, 2015 public hearing and meeting of the Architectural Review Commission and the August 13, 2015 public hearing before the Plan Commission and with the petitioner's application packet including the following plans and documents

referenced below, as though they were attached to this Ordinance:

1. Project Narrative stamped received August 3, 2015
2. Exterior Appearance application dated August 3, 2015
3. Application for Variation dated August 3, 2015
4. Application for Sign Variation dated August 3, 2015
5. Site Plan prepared by Woolpert revised July 29, 2015, a reduced copy of which is attached hereto as Exhibit "D"
6. Grading Plan prepared by Woolpert revised July 29, 2015
7. Driveway Profile prepared by Woolpert revised July 29, 2015
8. Utility Plan prepared by Woolpert revised July 29, 2015
9. Landscape Plan prepared by Woolpert revised July 29, 2015, a reduced copy of which is attached hereto as Exhibit "E"
10. Lighting Plan prepared by Woolpert revised July 29, 2015
11. Site Plan prepared by Reitan Architects revised July 29, 2015
12. Sign Plan prepared by Reitan Architects revised August 17, 2015, a reduced copy of which is attached hereto as Exhibit "F"
13. WLS Lighting Systems WME Series Wall Sconce
14. Visa Lighting Pla Performance Wall Fixture
15. WLS Lighting Systems FV Vertical Lamp Flat Glass Lens Series Light Fixture
16. Roof Plan and Floor Plan prepared by Reitan Architects revised July 29, 2015
17. Building Elevations, Trash Enclosure Details and Freestanding Sign Elevations prepared by Reitan Architects revised August 17, 2015, a reduced copy of which is attached hereto as Exhibit "G"
18. Color Rendering prepared by Reitan Architects dated August 17, 2015

and these plans and documents shall be filed with and made part of the permanent records of the Glen Ellyn Planning and Development Department.

- B. The proposed wall signs shall be comprised of individual letters.
- C. The maximum letter height permitted for any wall signs on the property shall be limited to 36".
- D. No utility meters, service doors, gutters or other similar utilitarian elements shall be placed on the north building elevation facing Roosevelt Road.
- E. The storage rooms and washrooms shall not be located behind the windows on the north building wall.
- F. Bronze colored window systems shall be used to compliment the color scheme of the building.
- G. Landscaping shall be installed around the base of the freestanding signs as required by Code.

- H. The petitioner shall work with the Public Works Department to evaluate the possibility of widening the existing carriage walk along Roosevelt Road and if it is possible to widen the sidewalk that the developer does so at their cost.
- I. A permit from IDOT shall be received prior to the issuance of any building permits.
- J. The outstanding items in the July 9, 2015 review from Bob Minix and Ray Ulreich shall be addressed prior to issuance of any building permits.
- K. The location of the sidewalk in the public right-of-way shall be confirmed and appropriate easements established if the sidewalk is found to extend onto private property.

Section Four: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the Exterior Appearance, Sign Variations and Zoning Variations approved herein, provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. This grant of approval of the aforementioned requests shall expire and become null and void within 24 months of the date of this Ordinance unless an occupancy permit is applied for within said time period, provided, however, that the Village Board, by motion, may extend the period during which an occupancy permit must be applied for.

Section Five: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

Section Six: Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18 (A) and (B) of the Village of Glen Ellyn Zoning Code.

Section Seven. The Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder.

Ordinance 6346

Meeting of August 24, 2015

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 20____.

Ayes:

Nays:

Absent:

Abstentions:

Recusals:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 20____.

Village President of the
Village of Glen Ellyn, Illinois

Attest:

Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the ____ day of _____.)

ATTACHMENTS:

- Aerial Photo (PDF)
- Draft Minutes from August 12, 2015 Architectural Review Commission Meeting - Ordinance Exhibit A (PDF)
- Draft Minutes from August 13, 2015 Plan Commission Meeting - Ordinance Exhibit B (PDF)
- Findings of Fact - Ordinance Exhibit C (DOCX)
- Memorandum from Bob Minix and Ray Ulreich dated July 9, 2015 (PDF)
- Project Narrative (PDF)
- Rendering (PDF)
- Existing Plat of Survey (PDF)
- Site Plan - Ordinance Exhibit D (PDF)
- Landscape Plan - Ordinance Exhibit E (PDF)
- Signage Plan - Ordinance Exhibit F (PDF)
- Building Elevations - Ordinance Exhibit G (PDF)
- Lighting Plan (PDF)

Ordinance 6346

Meeting of August 24, 2015

- [Floor Plan](#) (PDF)

369 Roosevelt Road



Prepared By: Planning and Development
Date Printed: August 6, 2015
2011 Aerial Photo

0 50 100 200
Feet



EXHIBIT A

DRAFT
MINUTES

BOARD/COMMISSION: Architectural Review **DATE:** 8/12/15

MEETING: Regular **CALLED TO ORDER:** 7:05 p.m.

QUORUM: Yes **ADJOURNED:** 9:10 p.m.

MEMBER ATTENDANCE: **PRESENT:** Chairman Burdett, Commissioners Albrecht, Burket, Loftus, Thompson

ABSENT: Commissioners Dickie, Dieter, Wussow

ALSO PRESENT: Village Planner Stegall, Trustee Liaison Kenwood, Recording Secretary Solomon

1. Call to Order

Chairman Burdett called the Glen Ellyn Architectural Review Commission (ARC) regular meeting to order at 7:05 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

2. Public Comment (non-agenda items)

None

3. Approval of July 8, 2015 Minutes

Commissioner Thompson moved to approve the July 8, 2015 minutes. The motion was seconded by Commissioner Loftus and carried unanimously by a vote of 5-0.

4. 369 Roosevelt Road – Exterior Appearance and Sign Variations

Commissioner Loftus made a motion to open the public hearing on 369 Roosevelt Road at 7:06 p.m. The motion was seconded by Commissioner Burket and carried unanimously by a vote of 5-0.

Village Planner Stegall was sworn in and stated that Key Development Partners is seeking exterior appearance and sign variation approvals for a new 6,805 square foot retail building proposed on the former Grandma Sally's site at 369 Roosevelt Road. She stated that the site has been vacant for some time and the project should have a positive economic impact on the Village.

Ms. Stegall stated the petitioner is proposing brick and stone materials for the building along with some EIFS at the cornice line at the top of the building. She stated some of the staff's concerns have already been addressed as clear glass will now be used along the Roosevelt Road

elevation instead of spandrel glass and the restrooms and storage rooms would be put on the side walls instead of the Roosevelt Road frontage. Ms. Stegall also reviewed the requested sign variations. She noted that the plans show signage with letters potentially as tall as 4'7½" but that the petitioner has indicated that they would be amenable to a condition restricting the maximum letter height to 30" in accordance with one of the tenant's leases. She also noted that wall signage is requested on all four sides of the building and is only permitted by Code on the front and corner sides. She suggested that if a variation is granted to also allow signage on the south elevation that it be in lieu of permitting signage on the corner side elevations.

Chairman Burdett asked about a rendering of the building that includes landscaping to which Ms. Stegall stated the petitioner brought along a new rendering to the meeting and that a picture of the petitioner's building in Streamwood that is similar to the proposed building was included in the packet.

Edwin Reitan, Principal at Reitan Architects at 1325 Wiley Road in Schaumburg, Illinois, was sworn in and stated the newly-completed rendering is showing the building from Roosevelt Road. He stated the proposed building would be a two-tenant structure with one tenant possibly being a retail space and the other tenant being a restaurant space. He stated the proposed building would be done in chiseled concrete block with stone brick in the middle and accents of soldier brick on the sides and top of the building. He stated there would be a stone band at the top of the building on the north and south elevations. He stated they are proposing to use EIFS on the cornice at the top of the building.

Mr. Reitan stated the front of the building would be 28 feet tall with the other elevations being 24 feet tall, and the parapet walls on the roof would screen all roof-top mechanicals. He stated the trash enclosure would be at the rear of the property and would be constructed of the same brick as the building. He stated the elevations on Roosevelt Road and Taft Avenue would both be fronts to the building; however, the actual entrances to the building would be on Taft Avenue. He stated the utilities will come into the building on the east side with the restrooms and storage rooms being located along the side walls.

There was a discussion on what types of retailers or restaurants could go into this building as there were concerns about the size of the trash enclosures.

Chris Soto, with KDP Roosevelt 369 LLC at 515 N. State Street in Chicago, Illinois, was sworn in and stated they could have a national-chain fast-casual restaurant in the space.

Mr. Reitan stated IDOT gave them restrictions on the property so this is why the petitioner is proposing to put the parking and entrances on the Taft Avenue side of the property. Mr. Soto stated the site is also limited by the building to the west.

Commissioner Thompson asked if they had explored the possibility of outdoor seating to which Mr. Reitan stated they have the space, but they will not be sure of the restrictions on the parking until they know who the tenants are. Ms. Stegall stated they can put in seasonal outdoor seating without coming back to the commission for approval.

Commissioner Albrecht stated she understands the constraints of the parking, and she likes the two fronts with different treatments.

Chairman Burdett asked if there would be a sidewalk around the building to which Mr. Reitan stated there would be a 4-foot wide sidewalk for pedestrians. Commissioner Thompson asked if there would be a sidewalk along Roosevelt Road to which Mr. Reitan stated there will be; however, they may replace what is currently there.

Commissioner Thompson asked about what types of equipment would be on the roof to which Mr. Reitan stated there would be HVAC equipment as well as exhaust fans for a restaurant. Mr. Reitan stated the parapet towers will screen these mechanicals.

Chairman Burdett asked about the hardship reasoning for why the petitioner is seeking the sign variations. Mr. Reitan stated the hardship is due to the lack of visibility coming from the west and the adjacent building as well as the front being on the south side of the building. There was a lengthy discussion about the sign variances with regards to letter height, placements of the different signs, which signs were really needed and sight lines. The consensus was that 36-inch letters could be used on the signs on the north and south elevations and the signs on the east and west elevations were not needed. Commissioner Thompson stated it is a challenge to discuss the sign variations without knowing who the tenants would be and having sign elevations to review. Commissioner Albrecht stated the building is not fussy so 36-inch letters on the signs would be fine.

Commission Loftus noted that all of the signs being proposed required a variation and that a total 5 signs were being requested for each business, including 3 wall signs and 2 freestanding signs.

Commissioner Albrecht moved to close the public hearing at 8:22 p.m. The motion was seconded by Commissioner Burket and carried unanimously by a vote of 5-0.

Commissioner Loftus stated it is a nice building. He stated he supports the lettering being 36 inches in height and the proposed change to the monument signs. He stated the property is a unique space. He stated there is more flexibility with this building as it is on Roosevelt Road and not in the downtown. He stated he likes the clean lines and is fine with the minimal use of EIFS on the top of the building.

Commissioner Thompson stated it is a handsome building design and likes that the building has four distinct sides. She is hesitant about the sign approvals, but thinks the petitioner is putting in a nice building so the signs should go along with the appearance of the building.

Commissioner Burket stated he has no problem with the building. He stated he understands the need to fill the space with signs, but he does not want there to be signs on all the sides of the building. He stated he knows the tenants will want nice signs on the building.

Commissioner Albrecht stated the building will serve well on Roosevelt Road and Taft Avenue. She stated the brick will look good compared with the current surrounding buildings. She stated she likes the letters on the signs being 36 inches.

Chairman Burdett stated he is in favor of the exterior appearance as it is within the Appearance Guidelines. He stated he recommends the bronze-color window system. He stated the petitioner has demonstrated a hardship with the two front exposures on Roosevelt Road and Taft Avenue. He stated he is in favor of the signs on the north and south sides of the building having lettering that is 36 inches in height, but he is not in favor of signs on the east and west sides of the building.

Commissioner Loftus made a motion to recommend approval of the proposed exterior appearance and following reduced sign variations:

1. A variation from Section 4-5-10(B) of the Sign Code to allow wall signs on the south building elevation with areas of 84.99 square feet and 60 square feet where signage would not otherwise be permitted. *(Areas of 131 square feet and 93 square feet had been requested)*
2. Variations from Section 4-5-10(B) of the Sign Code to allow wall signs on the north building elevation with areas of 84.99 square feet and 60 square feet in lieu of the maximum areas of 44.17 and 39.17 square feet permitted. *(Areas of 131 square feet and 93 square feet had been requested along with variations to allow corner wall signage of 71 square feet and 55 square feet in lieu of the maximum areas of 44.17 and 39.17 square feet permitted).*
3. Variations from Section 4-5-10(C) and 4-5-4(R) of the Sign Code to allow a second freestanding multi-tenant establishment sign on the property with a height of 4 feet and an area of 3.4 square feet where only one freestanding multi-tenant establishment sign would otherwise be permitted; and
4. A variation from Section 4-5-10(C) of the Sign Code to allow a freestanding multi-tenant sign along Roosevelt Road with an area of 77 square feet in lieu of the maximum area of 65 square feet permitted.

(A variation to allow the absence of the required landscaping around the base of the freestanding signs was also requested and not recommended for approval.)

The recommendation for approval was based on the following findings of fact for the requested sign variations:

1. The request complies with the Statement of Purpose found in Section 4-5-2 of the Glen Ellyn Sign Code because the primary purpose of the proposed signage is to assist people find what they need without difficulty or confusion.
2. The plight of the owner is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature or other condition that is peculiar to the subject property or establishment and the conditions upon which the request is based are not generally applicable

to other property within the same zoning district because the subject property is a through lot, the main entrances to the establishments are on the back side of the building and the adjacent building to the west obstructs motorists' vision of the site.

3. The variations, if granted, would not have an adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located because the adjacent property to the east has a nonconforming sign larger than permitted by Code and the property is located along a main commercial corridor with a variety of sizes and types of signage.
4. The variations, if granted, would not have an adverse impact on the existing or desired character of the surrounding area because the adjacent property to the east has a nonconforming sign larger than permitted by Code and the property is located along a main commercial corridor with a variety of commercial signage.

The recommendation for approval was made subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the public hearing of the Architectural Review Commission.
2. That the proposed wall signs shall be comprised of individual letters.
3. That the maximum letter height permitted for any wall sign on the property shall be limited to 36 inches.
4. That no utility meters, service doors, gutters or other similar utilitarian elements shall be placed on the north building elevation facing Roosevelt Road.
5. That the storage rooms shall not be located behind the window on the north building wall.
6. That bronze-colored window systems be used to compliment the color scheme of the building.
7. That landscaping is installed around the base of the freestanding signs as required by Code.
8. That the petitioner explore the possibility of widening the sidewalk along Roosevelt Road.
9. That signage is not allowed on the east and west sides of the building in lieu of allowing signs on the south side of the building.

The motion was seconded by Commissioner Burket and carried unanimously by a vote of 5-0.

5. ARC Annual Traveling Architecture and Landscape Awards

Village Planner Stegall stated the Appearance Review Guidelines authorize the ARC to present a "Traveling Trophy Design Award" each year which is "intended to acknowledge excellence in building design." She stated the Vivian Ball Landscape Award "is intended to acknowledge excellence in achieving the aesthetic landscape objective of the Village."

There was a discussion about the nine projects that have been completed since the ARC last reviewed the awards in July 2014.

It was agreed to award the 2015 Traveling Trophy Design Award to the Courtyards of Glen Ellyn and an Honorable Mention to TMC² and award the 2015 Vivian Ball Landscape Award to the Willowbrook Wildlife Center.

6. Chairman's Report

None

7. Trustee's Report

Trustee Kenwood stated the Board has approved all recent projects that came through the ARC. He stated there was a long discussion about the row housing due to the density and materials on the building, but this was approved too.

8. Staff Report

Ms. Stegall stated there are two projects that will come before the ARC soon: the Lake Ellyn Boat House and 320 Briar apartment building.

9. Adjourn

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Burket moved, seconded by Commissioner Loftus to adjourn the meeting at 9:10 p.m. The motion carried unanimously by a vote of 5-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner

X:\Plandev\PLANNING\ARC\MINUTES\2015\8-12-15 Minutes ARC.docx

EXHIBIT "B"

DRAFT
PLAN COMMISSION
MINUTES
AUGUST 13, 2015

The meeting was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners David Allen, Terra Costa Howard, Jeff Girling, Philip Hartweg, James Ozog and Ray Whalen were present. Plan Commissioners Fanella, Tracy Heming-Littwin, Heidi Lannen and Lyn Whiston were excused. Also present were Trustee Liaison Dean Clark, Village Planner Michele Stegall and Recording Secretary Barbara Utterback.

No general comments on non-agenda items were made by the public at this Plan Commission meeting.

Plan Commissioner Howard moved, seconded by Plan Commissioner Hartweg, to approve the minutes of the April 9, 2015 Plan Commission meeting. The motion carried unanimously by voice vote.

Plan Commissioner Allen moved, seconded by Plan Commissioner Howard, to approve the minutes of the May 21, 2015 Plan Commission meeting. The motion carried unanimously by voice vote.

Plan Commissioner Ozog moved, seconded by Plan Commissioner Allen, to approve the minutes of the July 9, 2015 Plan Commission meeting. The motion carried unanimously by voice vote.

Two items were on the agenda: 1. A public hearing for a property at 369 Roosevelt Road. 2. A pre-application meeting for a property at 799 Roosevelt Road, Roosevelt Glen.

PUBLIC HEARING – 369 ROOSEVELT ROAD, ZONING VARIATIONS

A REQUEST FOR APPROVAL OF ZONING VARIATIONS TO ACCOMMODATE THE CONSTRUCTION OF A NEW 6,805-SQUARE FOOT RETAIL BUILDING ON THE FORMER GRANDMA SALLY'S PROPERTY AT 369 ROOSEVELT ROAD. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF ROOSEVELT ROAD BETWEEN MAIN STREET AND LAMBERT ROAD IN THE C3 SERVICE COMMERCIAL ZONING DISTRICT.

(Key Development Partners, petitioner)

Plan Commissioner Howard moved, seconded by Plan Commissioner Girling, to open the public hearing. The motion carried unanimously by voice vote.

Staff Presentation

Village Planner Michele Stegall stated that Key Development Partners is requesting approval of several zoning variations to accommodate the construction of an approximately 6,800-square

PLAN COMMISSION

-2-

AUGUST 13, 2015

foot retail building on the former Grandma Sally's property at 369 Roosevelt Road. She stated that the subject property is located in the C3 Service Commercial District with frontage on both Roosevelt Road and Taft Avenue. She added that the building at that location has been vacant for a number of years after a fire and the Village appreciates the potential re-development of the site. Ms. Stegall stated that Steve Panko with Key Development Partners and his architect are here to present the proposed project.

Ms. Stegall displayed and described a site plan of the subject property. She reviewed five zoning variations being requested by the petitioner as follows: 1. A variation to allow a 7-foot interior east side yard setback in lieu of the 10 feet required. 2. An impervious surface setback variation to allow the setback to be as little as zero feet in lieu of the 5.89 feet required. Ms. Stegall added that the only area where the pavement touches the property line is where there is a jog in the property line on the west side. She also stated that there is a 2-3 foot impervious surface setback on the rest of the property. 3. A variation from the landscape setback requirement along Roosevelt Road and Taft Avenue where there is a greater 10-foot landscape setback required. She stated that the petitioner is more than complying with that setback along Roosevelt Road where there is 40 feet of landscaping in front of the building, however, along Taft Avenue, the parking lot is proposed to be set back 2 feet from the road in lieu of the 10 feet required. 4. A variation for the spacing of the light poles to be allowed to be set as close as 72.5 feet apart in lieu of the 88 feet required. 5. A waiver from the landscape island requirements in the code which requires a landscape island at the end of every row of parking. Ms. Stegall stated that the petitioner is meeting that requirement in the center row of parking behind the building, however, landscape islands are missing in some other areas on the site. Regarding a condition suggested by staff, Ms. Stegall stated that Village Engineer Bob Minix suggested that the sidewalk at the site be reviewed to find out if it extends onto private property in which event an easement would be necessary.

Petitioner's Presentation

The petitioner, Steve Panko of 1953 N. Dayton, Chicago, Illinois, stated that a national retailer will be coming to the subject site and that the site is a difficult property to work with. He stated that the building will be pushed closer to the street and will look like a 4-sided building with parking in the rear and that the retailer is happy with the plan being presented.

Ed Reitan with Reitan Architects, 1325 Wiley Road, Schaumburg, Illinois, displayed a rendering of the subject building. He stated that the building they are proposing is 6,800 square feet and is entirely brick with chisel faced split block on the base of the building and some stone bands on the building. He also stated there is some variation in height with the front being higher than the rest of the building and the signage band in that area. He also stated there is an EFIS cornice. He stated that the building is 24 feet high and the roof is approximately 17 feet high so there is approximately 7-8 feet of parapet wall to cover the HVAC and exhaust equipment. He

PLAN COMMISSION

-3-

AUGUST 13, 2015

stated that the storefront is bronze with glass on all four sides. He stated that because they front on two streets, the building has two fronts and backs and the rear of the building looks very similar to the front.

Mr. Panko stated that the east side of the site has an awkward angle and that the site is very difficult to work with. He stated that there are currently two curb cuts back to back at the site and there is an easement through the back of the building. He stated his biggest concerns as a developer are that he does not want to see this property vacant and if they push it back, it will be hidden from one direction. He added that in the City of Chicago, buildings are often pushed to the street with parking in the rear.

Responses to Questions from the Plan Commission

Mr. Panko responded to Plan Commissioner Girling that reducing the setback in the rear will accommodate parking because as many parking spaces as possible will be needed if a restaurant is on the site. He added that because much landscaping will be done in front of the building, hopefully, a variance for the rear will be considered. Mr. Reitan stated that lighting is in two landscape islands and they are maxed out on where to go with the lighting in the rear. Ms. Stegall responded to Plan Commissioner Girling that required parking spaces are 4 per 1,000 square feet for retail space. She added that 13 spaces are required for retail and currently up to an 84-seat restaurant could be accommodated with the variations. Ms. Stegall added that three parking spaces would need to be removed for no landscape island variation to be required and they would lose two more spaces by shifting the trash enclosure and parking to the north to meet the Taft Avenue setback which would result in a total of five (5) parking spaces/or 15 seats in the restaurant needing to be removed. Mr. Panko responded that 80-110 seats are typical for many restaurants. Mr. Panko responded to Plan Commissioner Allen that there is an existing easement on the site and that the easement would need to be relocated if the building was to be located where the easement is. Mr. Reitan explained for Plan Commissioner Howard that regarding impervious surface, one corner is zero and there is a minimum of 2-3 feet everywhere else. Mr. Panko responded to Plan Commissioner Allen that there will be no employee parking signs for the 4 parallel spaces along the west lot line, however, that information will be included in the leases. Plan Commissioner Allen asked if a patio will be located in front of the building, and Mr. Panko stated they would love to do something decorative per the tenant.

Persons in Favor of or in Opposition to the Proposed Requests

No persons spoke in favor of or in opposition to the proposed requests.

Plan Commissioner Girling moved, seconded by Plan Commissioner Allen, to close the public hearing. The motion carried unanimously by voice vote.

PLAN COMMISSION

-4-

AUGUST 13, 2015

Comments from the Plan Commission

Plan Commissioner Ozog stated he was In favor of the proposed project as designed due to the configuration of the hardships as presented by this lot. He added this is a good project given the piece of property on which it will be located and it was well explained. Plan Commissioner Whalen was in support of the proposed project as the variations are based on the configuration of the uniqueness of this parcel. Plan Commissioner Allen liked the additional conditions based on comments from Village Engineers Bob Minix and Ray Ulreich. He stated that he liked the design of the parking in the rear and encouraged a patio out front particularly with the proposed restaurant. He also stated that he was supportive of the requested variances. Plan Commissioner Girling stated he was supportive of the proposed variations and project. Plan Commissioner Hartweg also was supportive of the proposed project. Plan Commissioner Howard stated she was in favor of the proposed project and felt that the petitioners did a nice job with placing the building on a difficult space. She also stated that she liked the parking in the rear and added that there is a lot of parking back there which is consistent with the neighborhood. Chairperson Loch stated that she agreed with the Plan Commissioners' comments and was supportive of the proposed project.

Motion

Plan Commissioner Allen moved, seconded by Plan Commissioner Hartweg, to recommend approval of the requested zoning variations based on the findings of fact in the petitioner's application packet and presented by the petitioner at the August 13, 2015 Plan Commission public hearing as well as the findings included in the deliberations of the Plan Commission as follows:

1. A variation from Section 10-5-15(D)3 to allow a 7-foot interior side yard setback along the eastern property line in lieu of the minimum setback of 10 feet required. 2. A variation from section 10-10-5(C) to allow an impervious surface setback of as little as zero feet in lieu of the minimum setback of 5.89 feet required. 3. A variation from Section 10-4-15(D)7 to allow a landscape setback of 2 feet along Taft Avenue in lieu of the minimum landscape setback of 10 feet required. 4. A variation from Section 10-5-13(M)2(b) to allow the proposed light poles to be spaced as close as 72.5 feet apart in lieu of the minimum separation of 88 feet required. 5. A variation from the landscape island requirements in Section 10-5-8(H) to allow the absence of landscaped islands at the end of every row of parking that are the same size as a standard parking space.

The recommendation for approval was made subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the August 13, 2015 public hearing of the Plan Commission. 2. That a permit from IDOT is received prior to the issuance of any building permits. 3. That the

PLAN COMMISSION

-5-

AUGUST 13, 2015

outstanding items in the July 9, 2015 review from Bob Minix and Ray Ulreich be addressed prior to issuance of any building permits. 4. That the location of the sidewalk in the public right-of-way be confirmed and appropriate easements established if the sidewalk is found to extend onto public property.

The motion carried unanimously with seven (7) yes votes and zero (0) no votes as follows: Plan Commissioners Allen, Hartweg, Howard, Girling, Ozog, Whalen and Chairperson Loch voted yes.

EXHIBIT “C”**FINDINGS OF FACT
FOR REQUESTED SIGN VARIATIONS AND ZONING VARIATIONS**

The Village Board hereby adopts the following findings of fact for the requested Sign Variations herein recommended for approval.

1. The requests comply with the Statement of Purpose found in Section 4-5-2 of the Glen Ellyn Sign Code because the primary purpose of the proposed signage is to assist people find what they need without difficulty or confusion.
2. The plight of the owner is based on unique circumstances due to an unusual physical limitation that is particular to the subject property and the conditions upon which the request is based are not generally applicable to other property within the same zoning district because the subject property is a through lot, the main entrances to the establishments are on the back side of the building and the adjacent building to the west obstructs motorists vision of the site.
3. The variations, if granted, would not have an adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located because the adjacent property to the east has a nonconforming sign larger than permitted by Code and the property is located along a main commercial corridor with a variety of sizes and types of signage.
4. The variations, if granted, would not have an adverse impact on the existing or desired character of the surrounding area because the adjacent property to the east has a nonconforming sign larger than permitted by Code and the property is located along a main commercial corridor with a variety of commercial signage.
5. The variations, if granted, would not endanger the public health, safety or welfare.

In regard to the petitioner’s initially requested Sign Variations to allow signage on all four sides of the building and to grant a waiver from the freestanding landscape island requirements, the Board finds that:

1. The standards for approval of the requested variation to allow the absence of the required landscaping around the base of the proposed freestanding signs would not have been met, as there are no unique circumstances or physical limitations preventing the petitioner from installing the required landscaping and granting a waiver from the requirements could have had an adverse impact on the desired character of the area.
2. The standards for approval of the initially requested variations that would have allowed signage on all four sides of the building would not have been met as the establishments on the property should have adequate visibility with the variations granted herein and the initially requested variations would have allowed almost three and half times the area of permitted signage and could have set a negative precedent.

Findings of Fact
369 Roosevelt Road
Page 2

In regard to the requested Zoning Variations, the Village Board hereby finds that:

1. The requested variations will not alter the essential character of the locality because the existing building has deteriorated and the proposed building and site improvements will enhance the character of the site and Roosevelt Road corridor.
2. The petitioner has demonstrated a practical difficulty and particular hardship as a result of adhering to the strict letter of the regulations of the Zoning Code because of the shape of the site, location of the building to the west and existing easements limit the location of the building on the site and site plan options.
3. The plight of the owner is due to unique circumstances due to the unusual shape of the property.
4. The particular physical surroundings and shape of the property bring particular hardship upon the applicant as distinguished from a mere inconvenience as the lot has an irregular shape, fronts on two streets, has an easement running through the center and the building to the west was constructed with a reduced setback blocking visibility to the site.
5. The conditions upon which the petition for variation are based are not generally applicable to other property in the zoning district due to the shape of the lot and location of existing easements.
6. The hardship resulting from the unusual shape of the lot was not created by the petitioner.
7. The requested variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood as the proposed project should enhance the character of the area and have a positive impact on surrounding property values.
8. The requested variations will not impact an adequate supply of light and air to adjacent property.
9. The requested variations will not substantially increase the hazard from fire or other dangers to the property in question or to adjacent property.
10. The requested variations will not impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village.
11. The requested variations will not negatively impact property values within the neighborhood.

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Roosevelt\Roosevelt 369, Grandma Sallys, EA,
ZV\Findings of Fact.docx

MEMORANDUM

TO: Michele Stegall, Village Planner

FROM: Ray Ulreich, Stormwater Engineer
Bob Minix, Professional Engineer

DATE: April 7, 2015, updated July 9, 2015

RE: 369 Roosevelt Road
Exterior Appearance Review & Sign Variation



Village staff engineers have reviewed and discussed the application packet submitted by V-Land Corporation for the property commonly known as 369 Roosevelt Road which previously contained Grandma Sally's restaurant. The survey of the property identifies that it encompasses four parcels totaling 35,296 square feet. Of particular significance for the storm water and utility review were the following documents:

- ALTA Survey as prepared by Webster McGrath & Ahlberg dated December 7, 2006.
- Topographic Survey as prepared by Woolpert dated January 26, 2015.
- Preliminary Site Plan prepared by Reitan Architects, LLC dated February 11, 2015, revised through 6/29/15.
- Site Plan, Grading Plan and Utility Plan prepared by Woolpert, dated February, 2015 and revised through 5/29/15.
- IDOT preliminary review letter dated March 5, 2015 Reference No. 022-65221 (Location incorrectly labeled as Ogden Ave).

Utility Service – Sanitary, Water and Storm

Sewer and water are available to service this site. Final engineering plans shall confirm that the common potable water and sprinkler system service line is sized appropriately. The potable line shall be split from the fire service line near the proposed building. A separate potable line with shutoff shall be provided for each unit. The proposed new water and sanitary sewer services are shown coming from Taft Avenue and that is the desired routing. Provide information on the grease separator for the proposed restaurant. Existing water and sanitary sewer services must be abandoned at their respective mains, with those connections likely to pipes in the Roosevelt Road right-of-way – these existing services should be shown on the plan.

As part of the building permit process the designer will need to provide storm sewer calculations – including inlet flow capacities – to demonstrate that the proposed pipes and inlets are sized adequately to handle the 10 year design storm without water running out onto Taft Road. The permit plans must also address the route of the downspouts from the building. Based on the size of the site is anticipated that additional storm lines extending into the site will be necessary. Connection of the storm sewer to the storm line on Taft Road as shown appears to be into a privately maintained storm sewer; this is acceptable as long as permission from Community Bank is obtained; otherwise the connection should be into the inlet structure in the roadway.

Site Layout

Approval from IDOT will be necessary prior to issuance of a building permit. Although many of the IDOT comments are addressed, it does not appear that all the requested changes have been made. An update on the status of the IDOT permit should be provided.

The existing Village street light pole in the Roosevelt Road right-of-way is shown for removal; however, this unit needs to be relocated. Appropriate details must be provided on the final plans. Public Works should be consulted regarding the revised position and construction methodology.

Replacement curb and gutter along Taft and Roosevelt Road needs to be called out for limits and types of curb and gutter.

The entire driveway approach serving Community Bank that will be disturbed as part of the storm sewer work will need to be replaced; the appropriate call-out should be shown on the plans.

Stormwater Management

This project is exempt from providing storm water detention per Section 15-72.A.1 of the County Ordinance since less than 25,000 square feet of new impervious area is being created, however if the capacity of the storm sewer along Taft Road is inadequate as identified above, some stormwater detention will need to be provided. Said detention would only need to be provided for the 10 year design storm.

VCBMP's are required for increases of impervious areas greater than 300 sf. It does not appear that this limit is exceeded. The designer shall provide calculations to quantify the change in impervious area to confirm that this threshold is exceeded. This can be done as part of the building permit process.

A stormwater permit along with all supporting documentation will also be required as part of the building permit submittal requirements.

Undergrounding of Overhead Utility Wires

There are overhead wires running east-west through the middle of the site and north-south along the east side of the subject property between the east-west pole line and Taft Avenue. The east-west wires consist of primary electric and three communication/cable lines; the north-south wires consist of primary electric and two communication/cable lines. The on-site east-west wires serve the existing 369 Roosevelt building and the adjacent Community Bank properties and terminate at a utility pole on the west side of the subject property. Two of the east-west telephone/cable wires continue east of the 369 Roosevelt property in the mid-block alignment.

The proposed plan calls for the mid-block east-west wires to be undergrounded between the utility poles on the east and west ends of the subject property. It is recommended that the western pole be removed as part of the undergrounding effort; this will require that the existing pole-mounted three-bank transformer be placed on the ground. Consideration may be given to additional undergrounding along the north-south pole run, but this would not eliminate all the poles because of the presence of mid-block cable/telephone lines to the east on the adjacent Leslie property.

The existing utility easement running east-west through the property cannot be vacated as it will continue to be utilized. Provisions for the existing communication/cable lines must be provided in addition to ComEd electrical wires in the undergrounding section.

Landscaping

Public Works staff will review the final landscape plan and provide any additional comments and recommendations during final design.

There were no landscaping easements obtained for the 369 Roosevelt Road property during the development of the corridor streetscape and landscape improvement projects undertaken by the Village in the early 2000's.

Recommendation:

We would recommend approval of the project.

cc: Julius Hansen, Public Works Director
Bob Greenberg, Utilities Superintendent
Kathryn Horn, Public Works Administrative Assistant

Project Narrative

The existing lot located at 369 Roosevelt Road currently has an existing vacated restaurant structure and is zoned C3. We propose to demolish the existing structure and re-work the parking as required for a new 1 story retail/restaurant building.

The existing lot currently has two (2) existing utility easements which will remain. The first easement runs north/south along the eastern edge of the property. The second easement bisects the property providing power/telephone/television to the adjacent property via overhead cables strung between a series of utility poles. The project will require the relocation of the existing overhead utilities to a location below grade utilizing the existing east/west easement. The project team is currently working with ComED, ATT, WOW and Comcast to facilitate the relocation.

The new building will be 6,805 sf. and consist of two (2) tenant spaces. One tenant space will be a furniture based retail and the other space will be quick-casual type restaurant use. The building will be 24' to 28'-4" in height, which will hide the roof mounted HVAC units & equipment and will be constructed of masonry, EIFS cornice and aluminum storefront windows and doors.

Variations are being requested for signage on the South side of the building (on Taft Ave.), the sizes of wall signs on the North, East and West facades of the building, freestanding sign landscape requirements, second multi-tenant establishment sign on Taft Ave., the size of the monument sign along Roosevelt Road, side yard setback, impervious surface setback, landscaping setback, light pole spacing and landscape island requirements.

Quantitative Summary of the Project Site:

Existing Site:	+/- 35,189 sf.
Existing Structure:	+/- 3,741 sf.
Existing Lot Coverage:	+/- 30,350 sf. (86%)
Existing Parking:	56 std., 2 HC
Proposed Building:	6,805 sf.
Proposed Building Coverage:	19%
Proposed Lot Coverage:	+/- 27,474 sf. (78%)
Proposed Parking:	39 std., 2 HC
Project Area Zoned:	C3 Service Commercial District
Front Yard Set Back:	40' Minimum / 40' Actual
Rear Yard Set Back:	30' Minimum / 141'-8" Actual
Side Yard Set Back:	10' Minimum / 7' (Requesting Variation)
Landscaping Set Back:	10' Minimum / +/- 28' Actual
Building Height:	45' Maximum / 24'-8" Actual



Reitan Architects, LLC.

1325 Wiley Road - Suite 166 - Schaumburg, Illinois 60173
PH. 847-519-1227 - FAX 847-519-0347

August 17, 2015

Key Development Partners, LLC

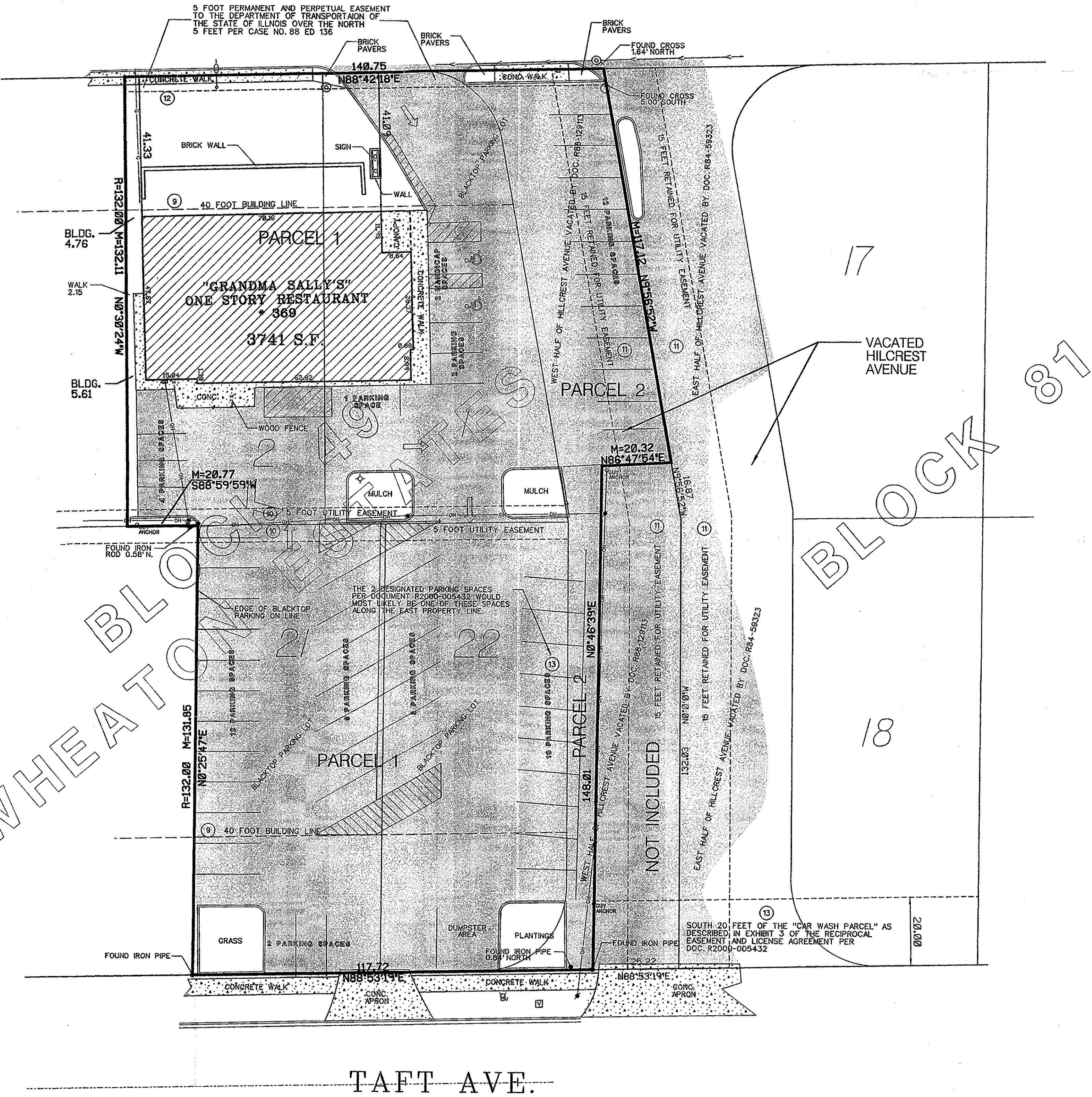
ALTA/ACSM LAND TITLE SURVEY

PARCEL 1:
LOTS 1, 2, 21 AND 22 IN BLOCK 48, IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTIONS 22 AND 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT NO. 197515, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:
THE WEST ONE-HALF OF VACATED HILCREST AVENUE LYING SOUTH OF THE SOUTH LINE OF ROOSEVELT ROAD AND NORTH OF THE NORTH LINE OF TAFT AVENUE IN WHEATON ESTATES, LYING IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS VACATED BY VACATION ORDINANCE RECORDED NOVEMBER 9, 1988 AS DOCUMENT R88-12913, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF TAFT AVENUE AND THE CENTER LINE OF SAID HILCREST AVENUE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE TO AN ANGLE POINT IN SAID CENTER LINE; THENCE NORTH 09 DEGREES 58 MINUTES 48 SECONDS WEST 16.74 FEET; THENCE SOUTH 88 DEGREES 47 MINUTES 54 SECONDS WEST 20.35 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 148.01 FEET TO SAID NORTH LINE OF TAFT AVENUE; THENCE NORTH 88 DEGREES 53 MINUTES 19 SECONDS EAST, 25.22 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.



ROOSEVELT ROAD



TO:
CHICAGO TITLE INSURANCE COMPANY;
M.B. FINANCIAL BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b, 8, 9, 10, AND 10a OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED AND FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED THIS 10th DAY OF December, 2006.

BY: Daniel Sytma
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2057
LICENSE EXPIRES NOVEMBER 30, 2008
WEBSTER, McGRATH & AHLBERG, LTD.
207 SOUTH MAPLEVILLE ROAD
WHEATON, ILLINOIS 60187
630-668-7603



FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. NCS-261268-CH2
DATED OCTOBER 25, 2008

NOTES CORRESPONDING TO SCHEDULE B ITEMS

- ④ 40 FOOT BUILDING LINE PER PLAT OF WHEATON ESTATES IS SHOWN HEREON.
- ⑤ THE 5 FOOT UTILITY EASEMENTS ALONG THE REAR LINES OF THE LOTS PER PLAT OF WHEATON ESTATES IS SHOWN HEREON.
- ⑪ THE RESERVATION 15 FEET WITHIN THE VACATED HILCREST RIGHT OF WAY PER DOCUMENT R88-12913 IS SHOWN HEREON.
- ⑫ THE 5 FOOT PERMANENT AND PERPETUAL EASEMENT PER CASE 88 ED - 136 IS SHOWN HEREON.
- ⑬ THE RECIPROCAL EASEMENT AGREEMENT PER DOCUMENT R2000-005432 COVERS THE SOUTH 20 FEET OF PROPERTY LYING EAST OF THE SUBJECT SITE. THE EASEMENT IS SHOWN HEREON. THE 2 PARKING SPACES THAT THE CAR WASH IS PERMITTED TO USE PER THIS DOCUMENT ARE NOT SPECIFIED OTHER THAN BEING "...2 PARKING SPACES ALONG THE EASTERLY PERIMETER OF THE RESTAURANT PARCEL..." AND THAT I & J WILL "...DESIGNATE FROM TIME TO TIME THE PARKING SPACES SO LICENSED..."

AREA

35,296 SQUARE FEET - 0.8103 ACRES

PARKING SPACE COUNT

59 REGULAR SPACES
2 HANDICAP SPACES
61 TOTAL SPACES

LEGEND			
	SANITARY MANHOLE		MAILBOX
	SANITARY CLEANDUT		LIGHT POLE
	STORM MANHOLE		OVERHEAD LIGHT POLE
	STORM CATCH BASIN		ELECTRIC MANHOLE
	STORM INLET		TRAFFIC SIGNAL POLE
	FLARED END SECTION		TRAFFIC SIGNAL VAULT
	TRANSFORMER		RAILROAD SIGNAL POLE
	ELECTRICAL BOX		RAILROAD SIGNAL VAULT
	CABLE T.V. BOX		UTILITY POLE
	TELEPHONE BOX		OVERHEAD WIRES
	TELEPHONE MANHOLE		UNDERGROUND ELECTRIC
	ELECTRIC METER		UNDERGROUND GAS
	GAS METER		UNDERGROUND TELEPHONE
	GAS VALVE		UNDERGROUND CABLE T.V.
	B-BOX		WATER MAIN
	WATER VALVE		SANITARY SEWER
	WATER VALVE VAULT		STORM SEWER
	FIRE HYDRANT		FENCE LINE
	POST INDICATOR VALVE		GUARD RAIL
	SIGN		DECIDUOUS TREE
	FLAG POLE		PINE TREE
	R = RECORD DIMENSION		DROVE IRON PIPE
	M = MEASURED DIMENSION		FOUND IRON PIPE



Rev.	Date	Description	By
1	12/07/06	CERTIFY TO M.B. FINANCIAL	DS
ALTA/ACSM LAND TITLE SURVEY			
LOCATION: GRANDMA SALLY'S 369 ROOSEVELT ROAD GLEN ELLYN, IL			
PREPARED FOR: WONAS & WONAS, LTD. 910 W. JACKSON BLVD. CHICAGO, IL 60607 TEL: (312) 243-3887			
WEBSTER, McGRATH & AHLBERG LTD.			
VMA LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE Over 100 Years of Service to Clients			
JOB #:	39522	DATE:	11/02/06
SCALE:	1"=20'	SURV:	DS
DRAWN:	BC	DESIGN:	
FILE #:	D-30437	SHEET #:	

12/7/2006

2:03:40 PM



	INDICATES LIGHT DUTY PAVEMENT
	INDICATES HEAVY DUTY PAVEMENT
	INDICATES NEW CONCRETE PAVEMENT
	LIGHT POLES
	EXISTING CURB AND GUTTER
	POSITIVE SLOPED CURB
	UTILITY EASEMENT
	INDICATES PARKING COUNT
	INDICATES PARKING TOTAL FOR SURROUNDING AREA

NO.	DESCRIPTION
①	"STOP" SIGN, R1-1
②	24" WIDE STOP BAR, TRAFFIC WHITE PAINT
③	ACCESSIBLE PARKING SIGN
④	ACCESSIBLE PARKING SYMBOL
⑤	ACCESSIBLE RAMP WITH DETECTABLE WARNING
⑥	ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS
⑦	PAINT 4" WIDE STRIPES @ 2'-0" O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
⑧	CURB AND GUTTER (SEE DETAILS)
⑨	BEGIN/END PROPOSED CURB AND GUTTER. SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
⑩	CONCRETE TRANSFORMER PAD
⑪	DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
⑫	LIGHT POLE LOCATION
⑬	MONUMENT SIGN
⑭	CONCRETE APRON
⑮	CONCRETE BOLLARDS
⑯	INTEGRAL CONCRETE CURB AND SIDEWALK
⑰	DIRECTIONAL SIGN (TYPICAL)
⑱	PROPOSED CONCRETE PAVERS/RAMP
⑲	4" WIDE YELLOW SOLID LINE



SITE AREA:	±0.81 ACRES (APPROX.)
ZONING:	C3
PIN:	
BUILDING AREA:	6,805 SQ. FT.
PARKING SPACES PROVIDED:	39 PARKING SPACES 2 HANDICAP SPACES 41 TOTAL SPACES
PARKING SPACES REQUIRED:	RETAIL - 1 SPACE/250 SF. = (3,247 SF SALES FLOOR) = 13 SPACES REQUIRED RESTAURANT - 1 SPACE/3 SEATS = (3,122 SF FLOOR SPACE) = 41 TOTAL SPACES - 13 SPACES = 28 SPACES REMAINING = (28 * 3 SEATS/1 SPACE) = 84 SEAT MAXIMUM OCCUPANCY
ACCESSIBLE SPACES REQUIRED:	2 (26 TO 50 TOTAL SPACES)

1. ALL DIMENSIONS, RADII AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE. ALL RADII SHALL BE 4' UNLESS INDICATED OTHERWISE.
2. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
3. ALL CURB & GUTTER ON-SITE SHALL BE "POSITIVE", UNLESS NOTED OTHERWISE (SEE DETAILS).
4. ALL CURB AND GUTTER ON-SITE SHALL BE B6.12 UNLESS OTHERWISE NOTED.
5. ADA DETECTABLE WARNINGS/TRUNCATED DOMES TO BE PROVIDED AT SIDEWALKS ON EITHER SIDE OF EACH DRIVEWAY CROSSING.
6. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION AND LOCAL MUNICIPAL CODES.
7. SEE ARCHITECTURAL PLANS FOR BUILDING PERIMETER PLANTING AREAS, INTERIOR SIDEWALK CONFIGURATIONS, HANDICAP RAMPS AND ENTRANCE PATHS.
8. WHERE NEW PAVEMENT IS TO BE PLACED OVER CURBED ISLANDS THAT HAVE BEEN REMOVED, CONTRACTOR TO PROVIDE AGGREGATE BASE & BINDER COURSE MATCHING THE EXISTING PAVEMENT SECTIONS PRIOR TO PLACEMENT OF SURFACE COURSE.
9. PRIOR TO COMPLETING OVERLAY, CONTRACTOR TO INSPECT PAVEMENT CONDITIONS. PATCH AND CRACK FILL AS NEEDED.
10. CONTRACTOR TO PERFORM PAVEMENT RESTORATION FOR ALL BUILDING FOOTINGS AND UTILITY INSTALLATIONS. CONTRACTOR TO PROVIDE 8" AGGREGATE BASE, 3" BINDER COURSE, AND 1.5" SURFACE COURSE OR MATCH THE EXISTING PAVEMENT SECTION, WHICHEVER IS GREATER.
11. AREAS OF PAVEMENT RESTORATION SHALL BE PROOF ROLLED TO DETERMINE IF FULL DEPTH RESTORATION IS REQUIRED OR IF ONLY THE BITUMINOUS MATERIAL IS TO BE REPLACED.

1815 South Meyers Road
Suite 120
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731



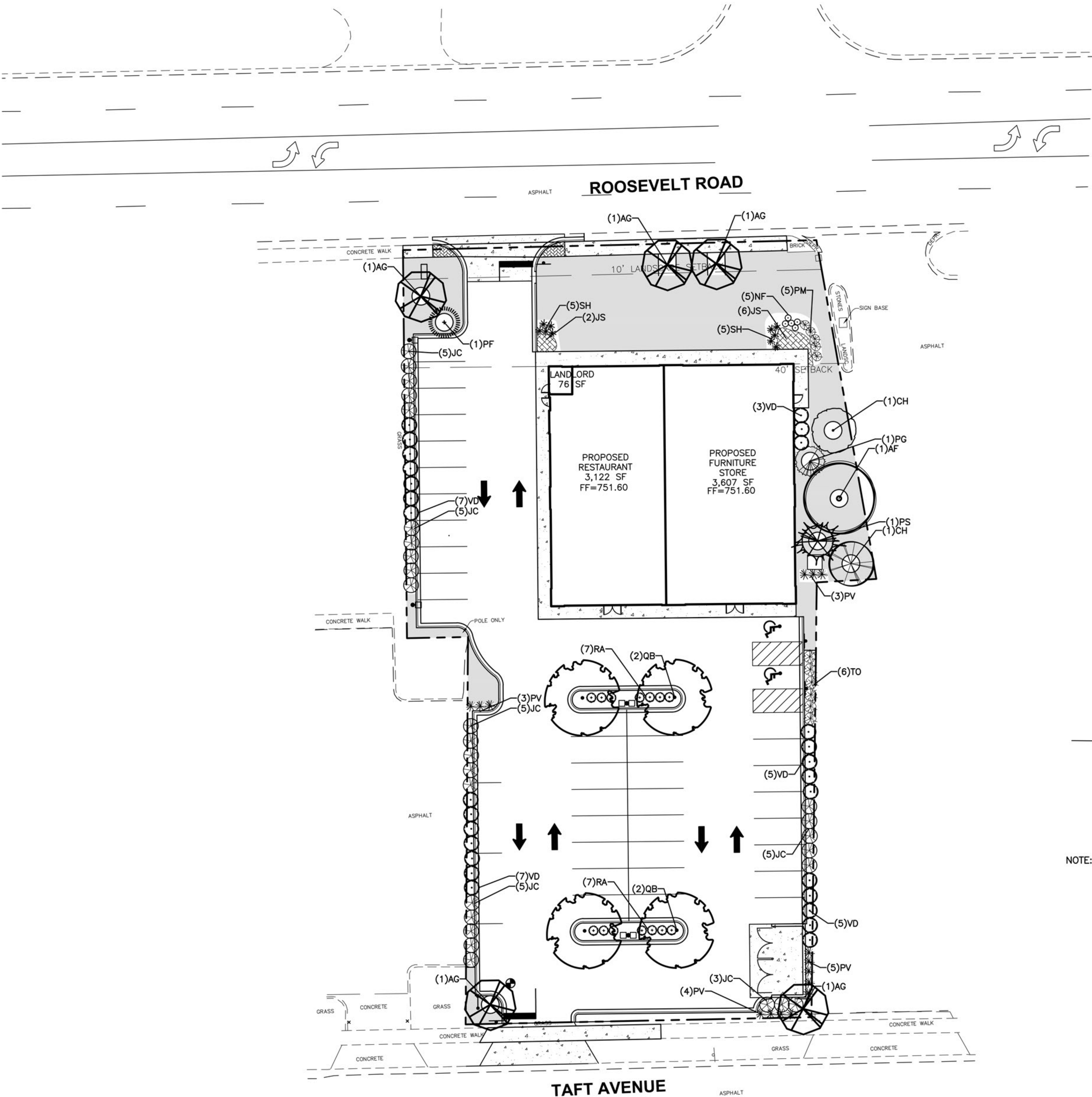
369 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS

SITE PLAN

C200

0 20 40 60
GRAPHIC SCALE IN FEET

Layout Tab Name: C500 LANDSCAPE PLAN, Images: , Xrefs: 075156-P.dwg; 075156-X.dwg; 075156-TBLK.dwg
Last Saved By: swift, 7/21/2015 3:14:22 PM
G:\DE\clients\key development\075156-Glen Ellyn, IL\4.0 Disciplines\Civil\Cadd\Cad\075156-C500-LAN.dwg Plotted By: Swift, Ted Plotted: July 28, 2015, 6:35:30 PM



LANDSCAPE CODE SUMMARY:

10-5-15(L) TREES
MINIMUM OF TWENTY FOUR (24) TREES PER ACRE OF GREEN SPACE.

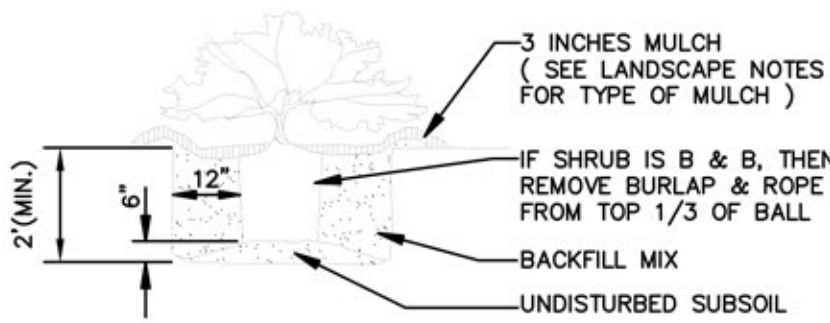
0.13 ACRES OF GREEN SPACE * 24 = 2.88

TYPE	SIZE	QTY. REQUIRED	QTY. PROVIDED
Deciduous Shade Trees	2"-2.5"	1	1
	3"-4"	1	1
	4.5" or larger	1	1
Ornamental Trees	6'-8' tall	1	1
	8.5' or taller	1	1
Evergreen Trees	6'-8' tall	1	1
	8.5'-10' tall	1	1
	10.5' or taller	1	1

11-4-9(C) PARKWAY TREES
ONE (1) 2.5" CALIPER TREE PER FORTY (40) LINEAR FEET OF FRONTAGE MINUS DRIVES

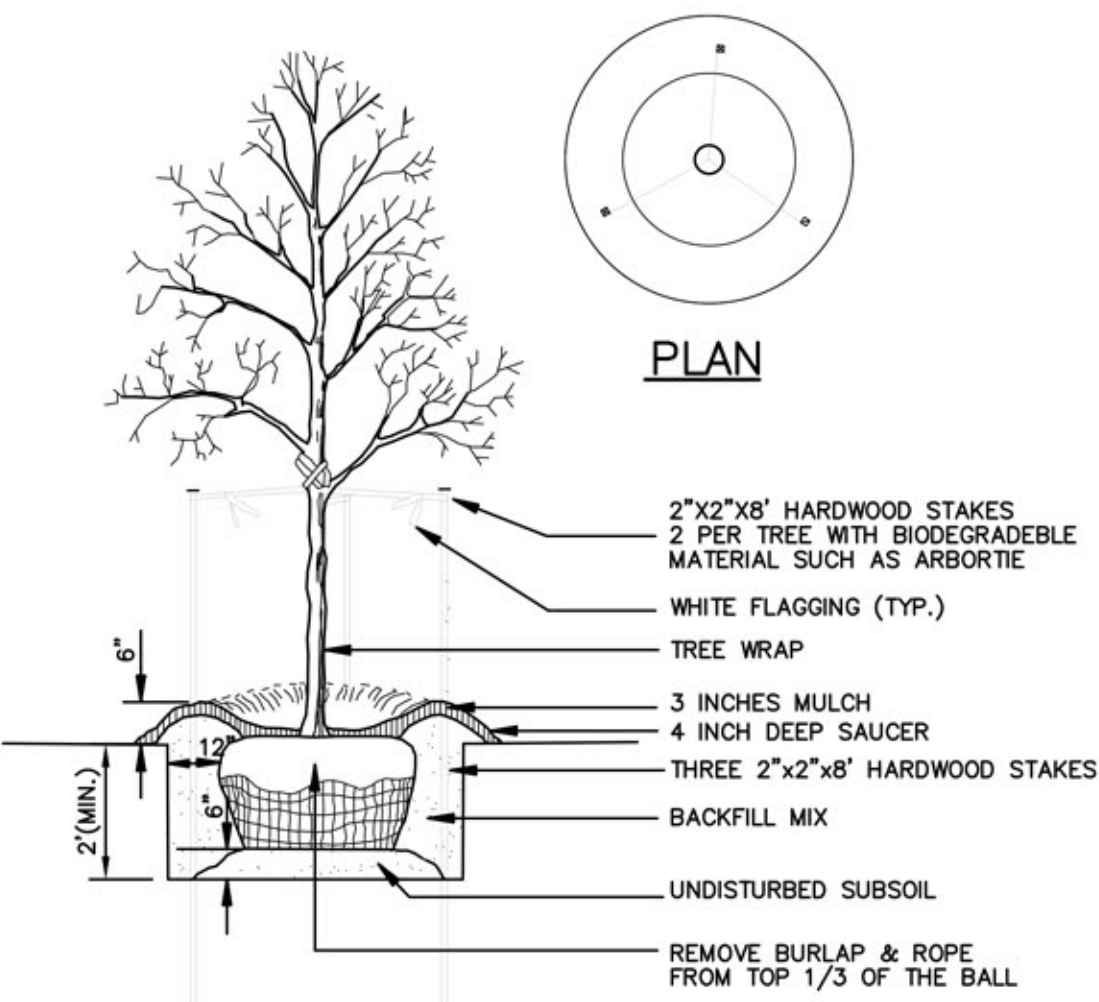
ROOSEVELT RD: 114.6 LF OF FRONTAGE / 40 = 2.87
= 3 TREES REQUIRED
= 3 TREES PROVIDED

TAFT AVENUE: 96.6 LF OF FRONTAGE / 40 = 2.4
= 2 TREES REQUIRED
= 2 TREES PROVIDED



SHRUB PLANTING

N.T.S.



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING

N.T.S.

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
TREE						
AF	1	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	B&B	4.5" cal.	Full, well shaped, single-stem
AG	6	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	2.5" cal.	Full, well shaped, single-stem
CH	1	Chionanthus virginicus	White Fringetree	B&B	6' ht.	Full, well shaped, multi-stem
CV	1	Crataegus viridis 'Winter King'	Winter King Hawthorn	B&B	8.5' ht.	Full, well shaped, single-stem
PG	1	Picea glauca 'Densata'	Black Hills Spruce	B&B	8.5" ht.	Full to ground
PF	1	Pinus flexis	Limber Pine	B&B	10.5' ht.	Full to ground
PS	1	Pinus strobus	Eastern White Pine	B&B	6' ht.	Full to ground
QB	4	Quercus bicolor	Swamp White Oak	B&B	3" cal.	Full, well shaped, single-stem
SHRUB						
JC	28	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B	24"ht. x 24"wd.	Full, vigorous
PM	5	Pinus mugo 'Mops'	Dwarf Mugo Pine	#3 cont.	18"ht. x 18"wd.	Full, vigorous
RA	14	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#3 cont.	18"ht. x 18"wd.	Full, vigorous
TO	6	Thuja occidentalis 'Techny'	Techny Arborvitae	B&B	36"ht. x 24"wd.	Full, vigorous
VD	27	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	B&B	24"ht. x 24"wd.	Full, vigorous
ORNAMENTAL GRASS						
PV	15	Panicum virgatum 'Shenandoah'	Shenandoah Red Switchgrass	#2 cont.		Full, vigorous
SH	10	Sporobolus heterolepis	Prairie Dropseed	#2 cont.		Full, vigorous
GROUNDCOVER / PERENNIAL						
JS	9	Juniperus chinensis sargentii 'Viridis'	Green Sargent Juniper	#3 cont.		4' on center
NF	5	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#1 cont.		

* QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES OF PLANTS ON LANDSCAPE PLAN.



LANDSCAPE NOTES:

- LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
- GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
- ALL SHRUB AND GROUNDCOVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
- ALL ANNUAL AND PERENNIAL BEDS TO BE TILLED TO A MINIMUM DEPTH OF 18 INCHES AND AMENDED WITH 4 INCHES OF ORGANIC MATERIAL. MULCH PLANT BEDS WITH 2 INCH DEPTH OF PINE BARK MINI NUGGETS.
- PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-12 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE. TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR PRO MIX).
- EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
- SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO SEEDING.
- ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
- ALL PARKING ISLANDS TO BE BERMED UP 6"-10" WITH CLEAN FRIABLE TOPSOIL PRIOR TO PLANTING.
- ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
- ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
- STAKE ALL TREES.
- WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.

PERMANENT SEEDING

ALL FILL AND CUT SLOPES SHOULD BE SEEDED IMMEDIATELY AFTER CONSTRUCTION. SEED TO THE FOLLOWING GRASS MIXTURES:

- (1) 6# TURF TYPE TALL FESCUE (TRIPLE BLEND)
8# 12-12-12 FERTILIZER
1 1/2 BALES OF STRAW PER 1000 SQUARE

FEET ON 2:1 OR STEEPER SLOPES USE:

- (2) 2# CROWNVEITCH
1 1/2# TALL FESCUE
1 1/2# PERENNIAL RYEGRASS
20# 5-10-10 FERTILIZER
2 BALES OF STRAW PER 1000 SQUARE FEET

3,150 SF



REVISION	No.	DATE

PROJECT No:	075156
DATE	IS 07/29/15
DES.	TS
DR.	DH
CKD.	CP

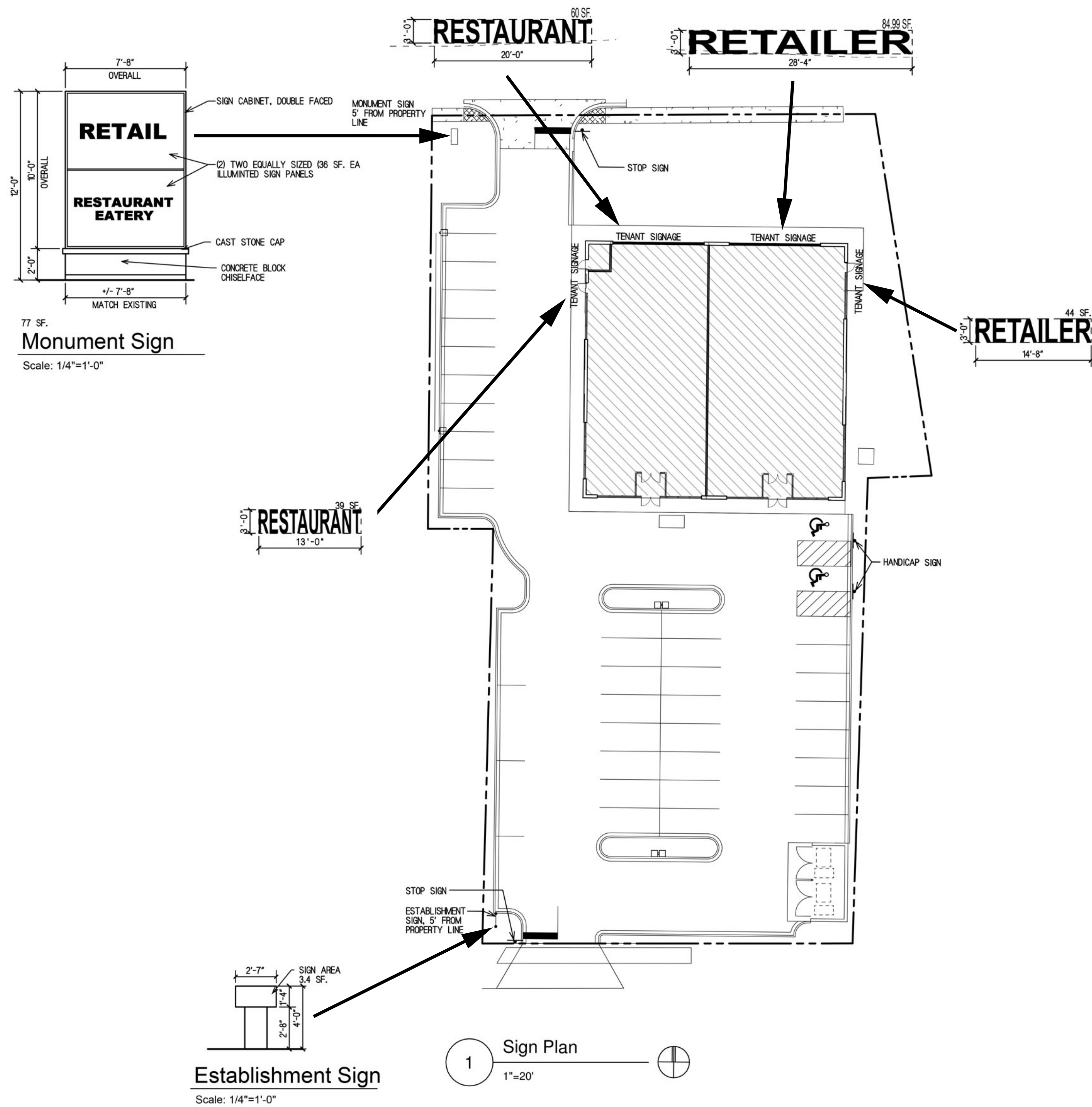
1815 South Meyers Road
Suite 120
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731



SITE IMPROVEMENT PLANS
PROPOSED RETAIL DEVELOPMENT
369 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS
LANDSCAPE PLAN

SHEET NO.

C500



DATE
OCTOBER 23, 2014

REVISIONS
ISSUED FOR CITY REVIEW 06.23.15
ISSUED FOR CITY REVIEW 07.23.15
ISSUED FOR CITY REVIEW 08.17.15

**RETAIL/RESTAURANT
PROPOSED BUILDING**

369 ROOSEVELT RD.
GLEN ELLYN, ILLINOIS

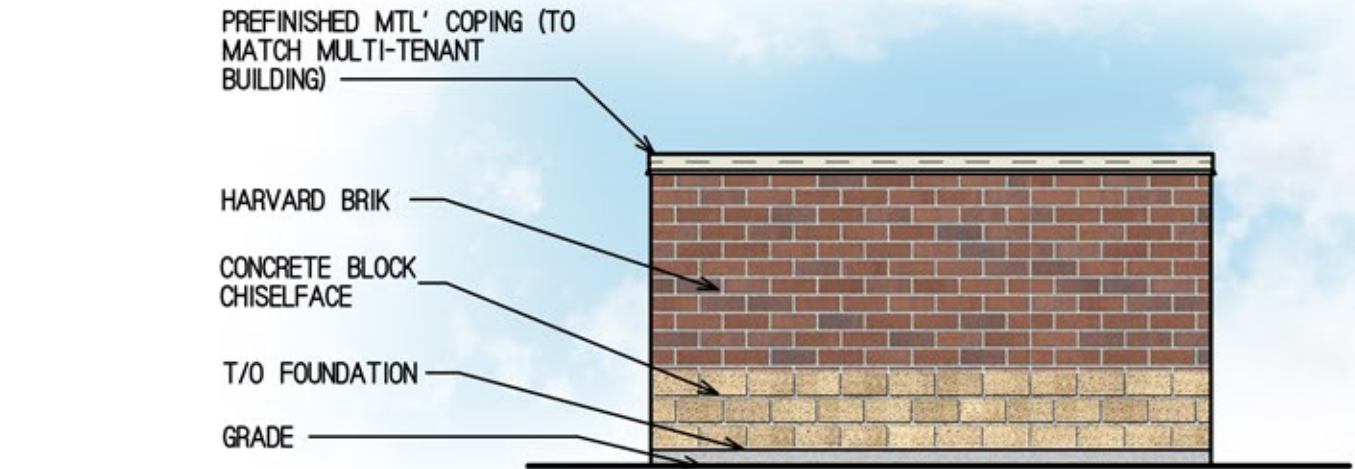
Reitan Architects, LLC.

1325 Willey Road - Suite 166 - Schaumburg, Illinois 60173
PH. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 184-004083

SHEET NAME
SIGNAGE PLAN

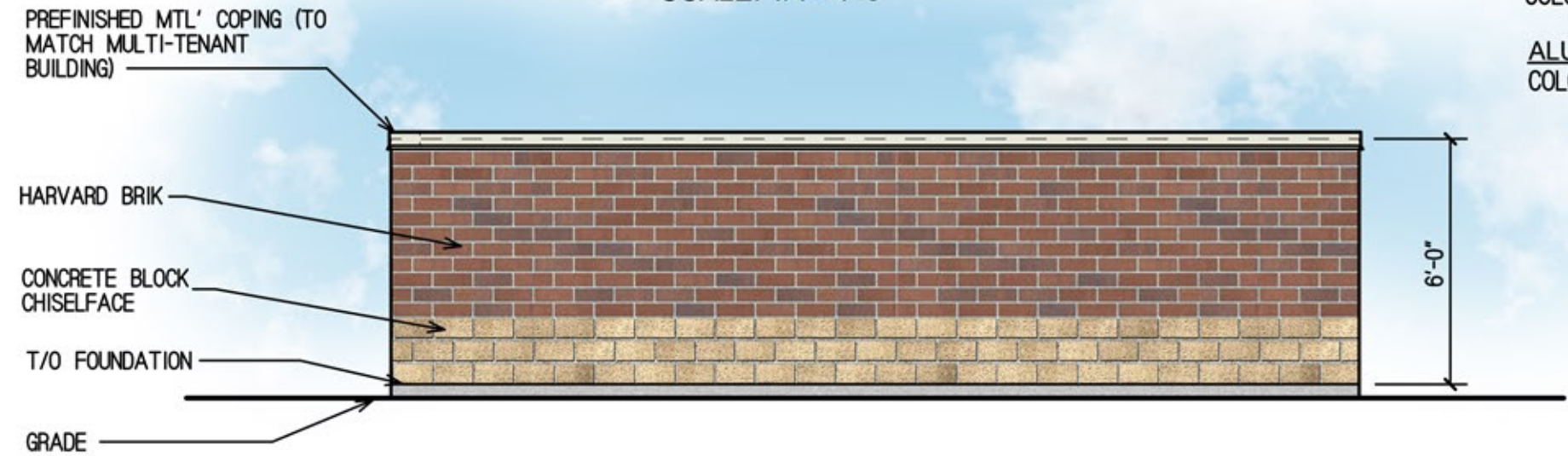
SHEET
ST2
OF 2
© Copyright, Reitan Architects, LLC.

PROJECT NO.
1400-GLEN ELLYN



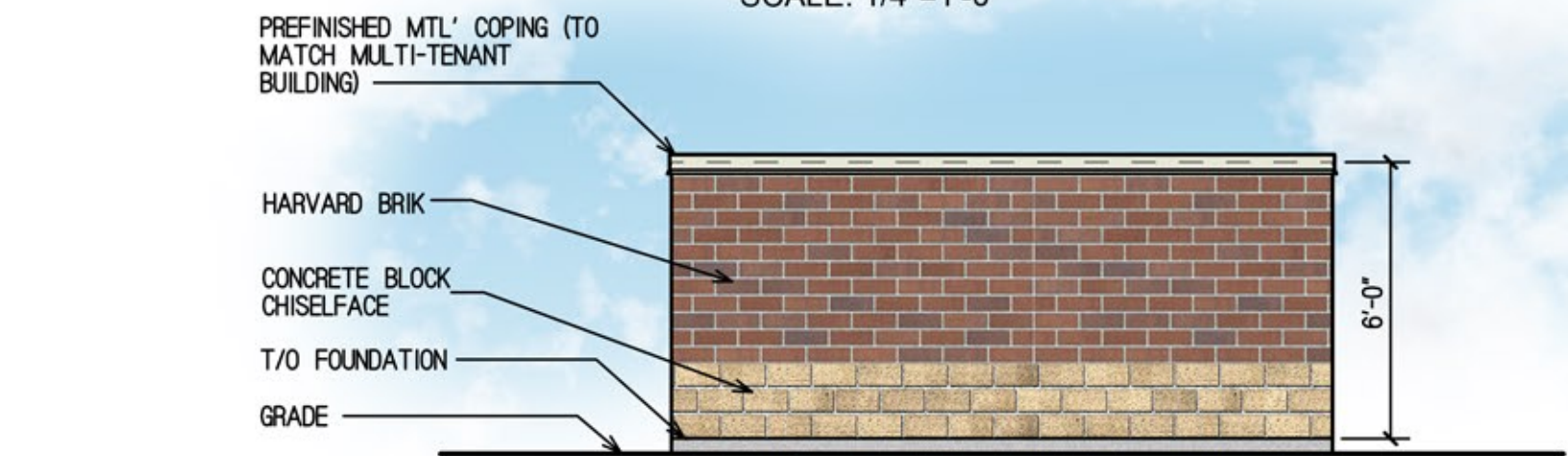
TRASH ENCLOSURE
South Elevation

SCALE: 1/4"=1'-0"



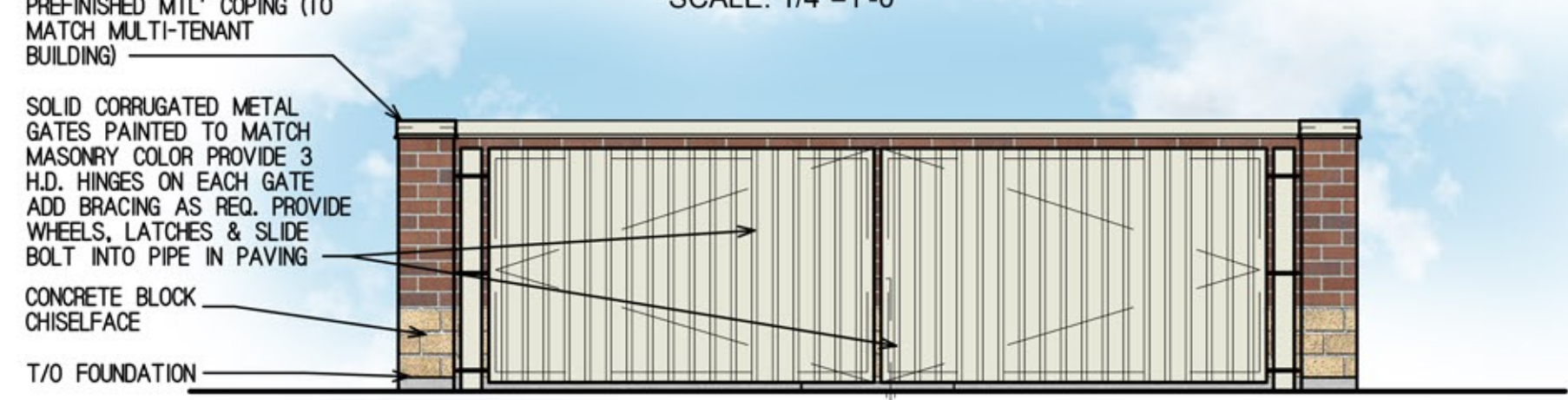
TRASH ENCLOSURE
East Elevation

SCALE: 1/4"=1'-0"



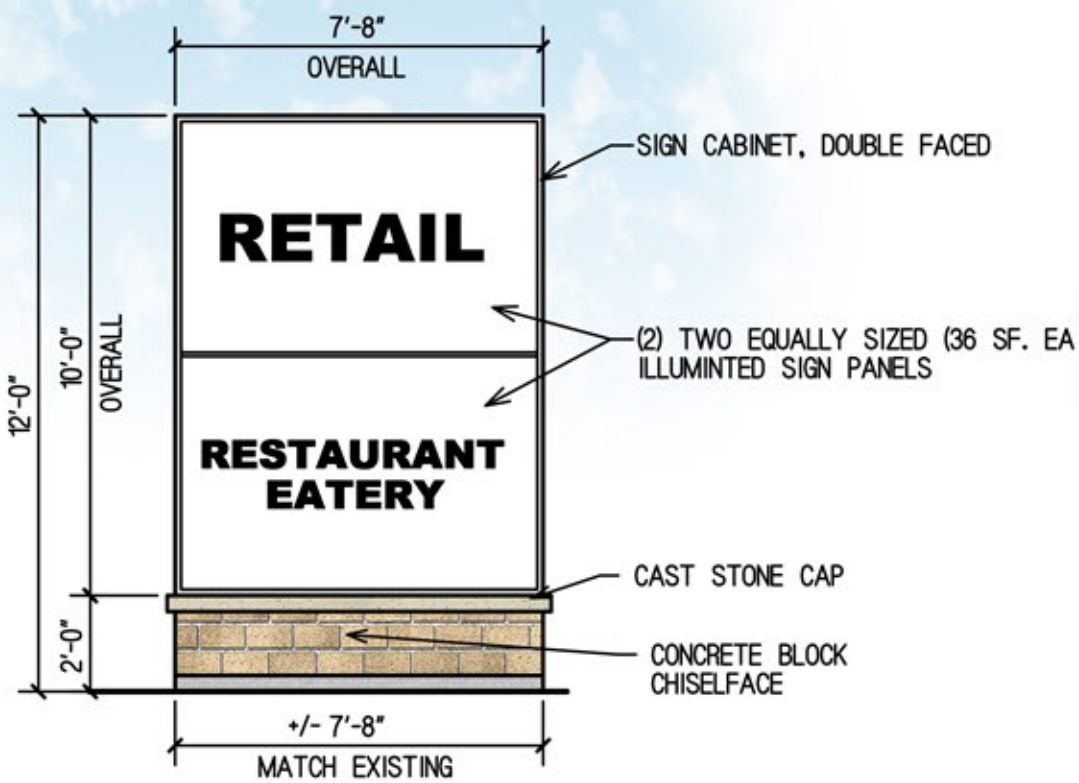
TRASH ENCLOSURE
North Elevation

SCALE: 1/4"=1'-0"



TRASH ENCLOSURE
West Elevation

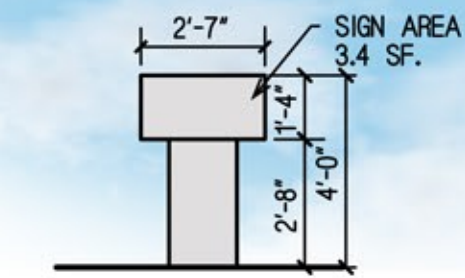
SCALE: 1/4"=1'-0"



77 SF.

Monument Sign

Scale: 1/4"=1'-0"



Establishment Sign

Scale: 1/4"=1'-0"

EXTERIOR FINISH SCHEDULE

HARVARD BRIK: NORTHFIELD BLOCK COMPANY
COLOR: CHARLESTON

HARVARD BRIK: NORTHFIELD BLOCK COMPANY
SOLDIER COURSE COLOR: CHARLESTON (DARK SHADE)

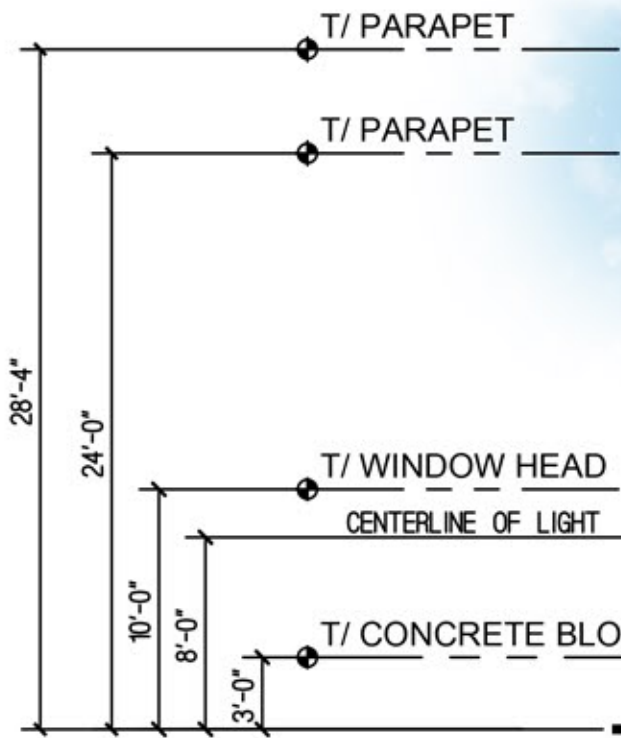
CONCRETE BLOCK: NORTHFIELD BLOCK COMPANY
COLOR: 'BIRCH' - CHISELFACE

MANUFACTURED CAST STONE
NORTHFIELD BLOCK COMPANY
CORDOVA STONE COLOR: 'BUFF'

E.I.F.S. & E.I.F.S. CORNICE: DRYVIT
COLOR: 'BUCKSKIN' #449

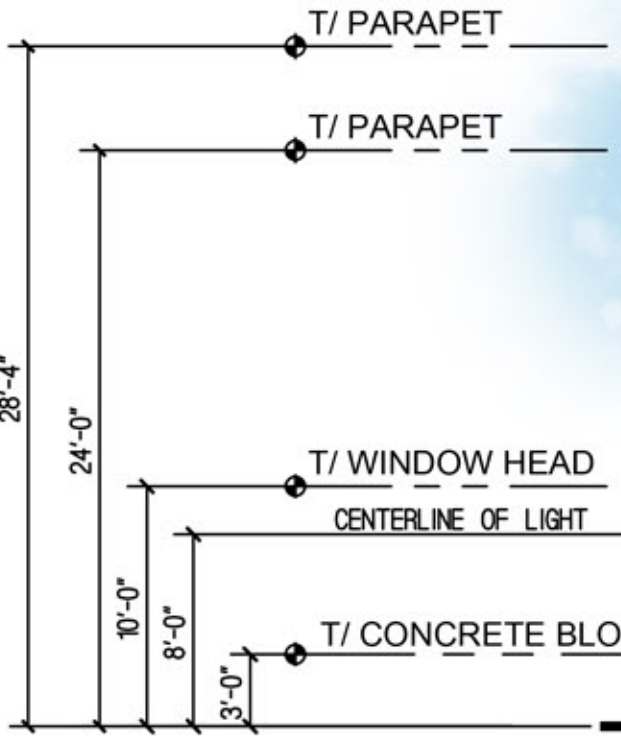
PREFINISHED METAL COPING: PAC-CLAD (PETERSEN ALUMINUM)
COLOR: 'ALMOND'

ALUMINUM STOREFRONT: KAWNEER 451T SYSTEM
COLOR: 'CLEAR ANODIZED' WITH CLEAR INSULATED GLASS



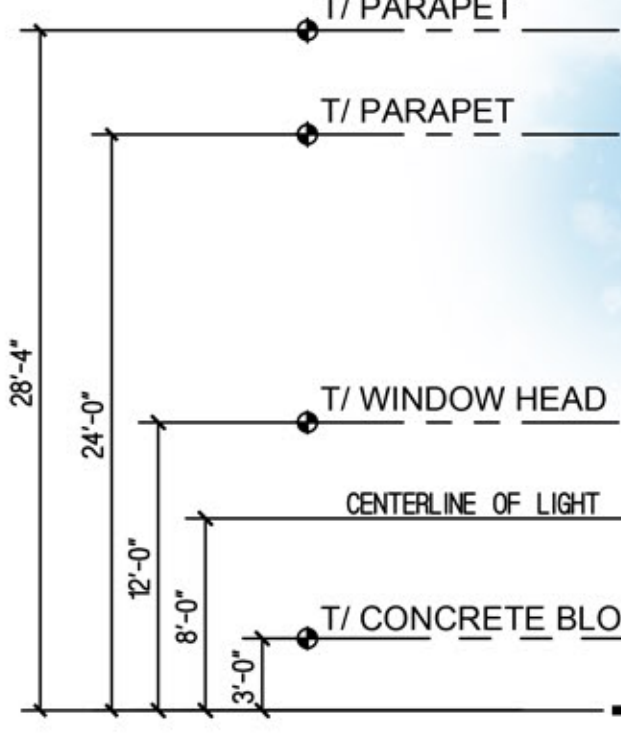
North Elevation

1/8"=1'-0"



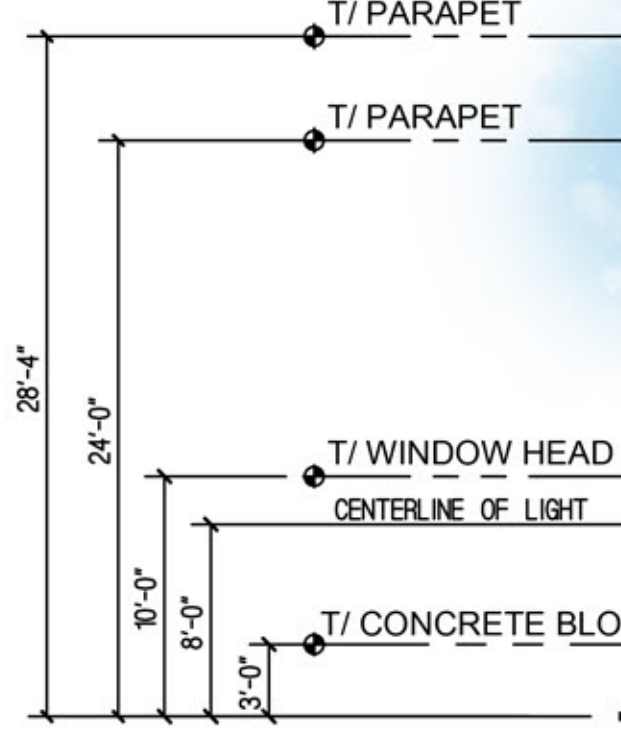
West Elevation

1/8"=1'-0"



South Elevation

1/8"=1'-0"



East Elevation

1/8"=1'-0"



DATE
FEBRUARY 11, 2016

REVISIONS
ISSUED FOR CITY REVIEW 02/27/16
ISSUED FOR CITY REVIEW 05/28/16
ISSUED FOR CITY REVIEW 07/22/16
ISSUED FOR CITY REVIEW 07/29/16
ISSUED FOR CITY REVIEW 08/17/16

RETAIL/RESTAURANT
PROPOSED BUILDING
369 ROOSEVELT RD.
GLEN ELLYN, ILLINOIS

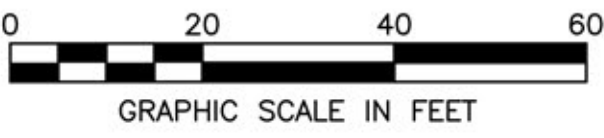
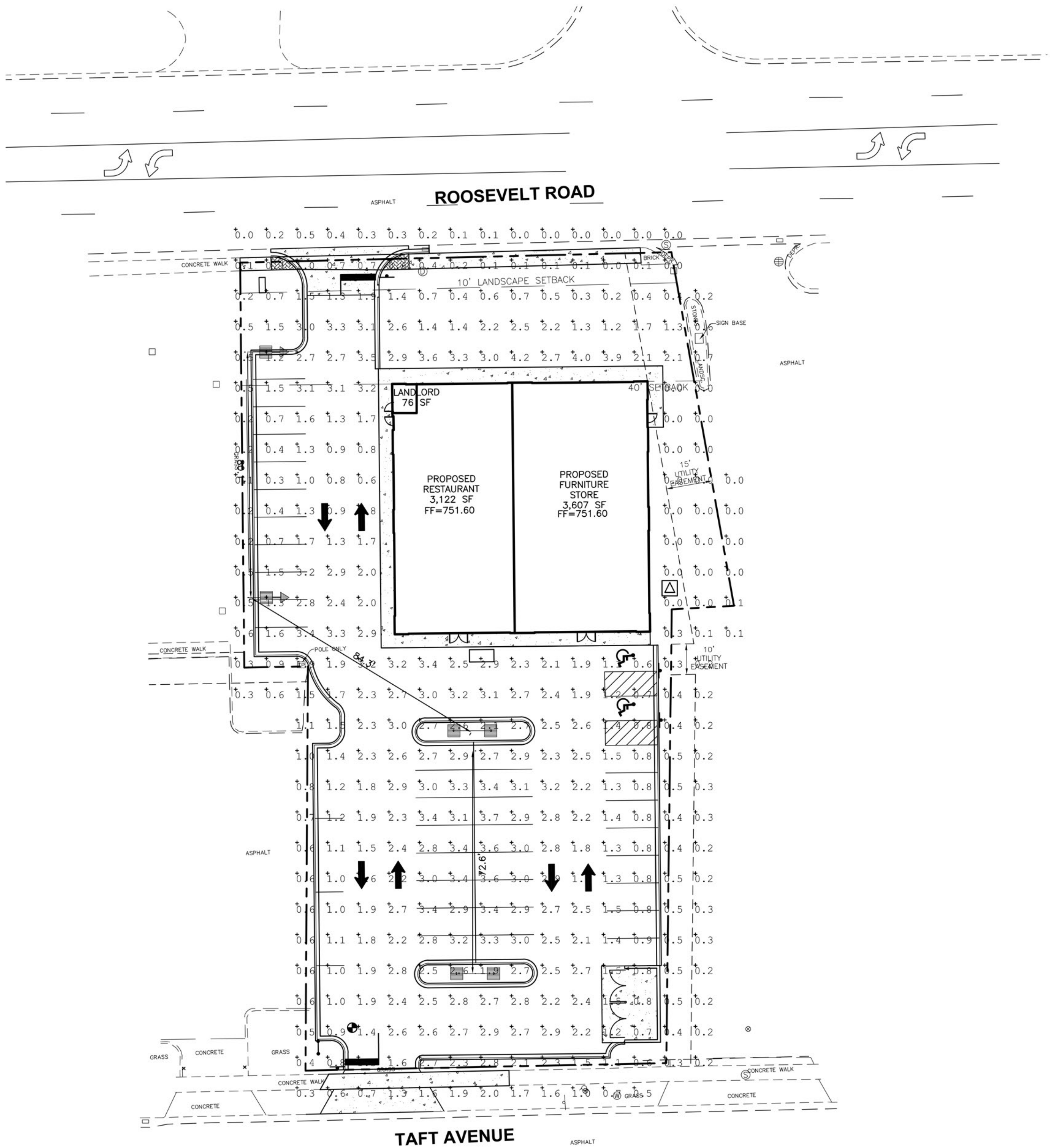
Reitan Architects, LLC.
1325 Willey Road - Suite 166 - Schaumburg, Illinois 60173
PH. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 984-004083

SHEET NAME
PROPOSED ELEVATIONS

SHEET
A2
OF 2
© Copyright, Reitan Architects, LLC.

PROJECT NO.
1514-GLEN ELLYN
Packet Pg. 130

Loyout Tab Name: C700 lighting PLAN, Images: , Xrefs: 075156--P.dwg; 075156--X.dwg; 075156--TBLK.dwg
Last Saved By: swift, 7/22/2015 3:13:42 PM
G:\DE\clients\key Development\075156--Glen Ellyn, IL\4.0 Disciplines\Civil\Cadd\Cd\075156--C700--LIT.dwg Plotted By: Swift, Ted Plotted: July 28, 2015, 6:38:03 PM



Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
PARKING SUMMARY	Fc	2.13	3.7	0.3	7.10	12.33	10	10

Luminaire Schedule						
WLS16043 RETAIL - GLEN ELLYN, IL PM: STEVE PLEASE CALL US FOR PRICING 1-800-633-8711						
Symbol	Qty	Label	Lumens	LLF	Description	
	2	A	23000	0.800	WLS-FVM-5-250-PSMH-FG 20' POLE 2' BASE	
	2	B	23000	0.800	WLS-FVM-FP-250-PSMH-FG-GS 20' POLE 2' BASE	
	2	C	13000	0.800	WLS-WME-S-3-150-CMH-FG 14' MOUNTING HEIGHT	

PROJECT No:		REVISION	
075156			
DATE		DATE	
FEB 2015			
DES.		REVIEW	
TS		ISSUED FOR VILLAGE REVIEW	
DR.		REVIEW	
DH		REVISED PER VILLAGE REVIEW	
CKD.		REVIEW	
CP		ISSUED FOR VILLAGE REVIEW	
		COMMENTS	
		REVISED PER VILLAGE	

1815 South Meyers Road
Suite 120
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731

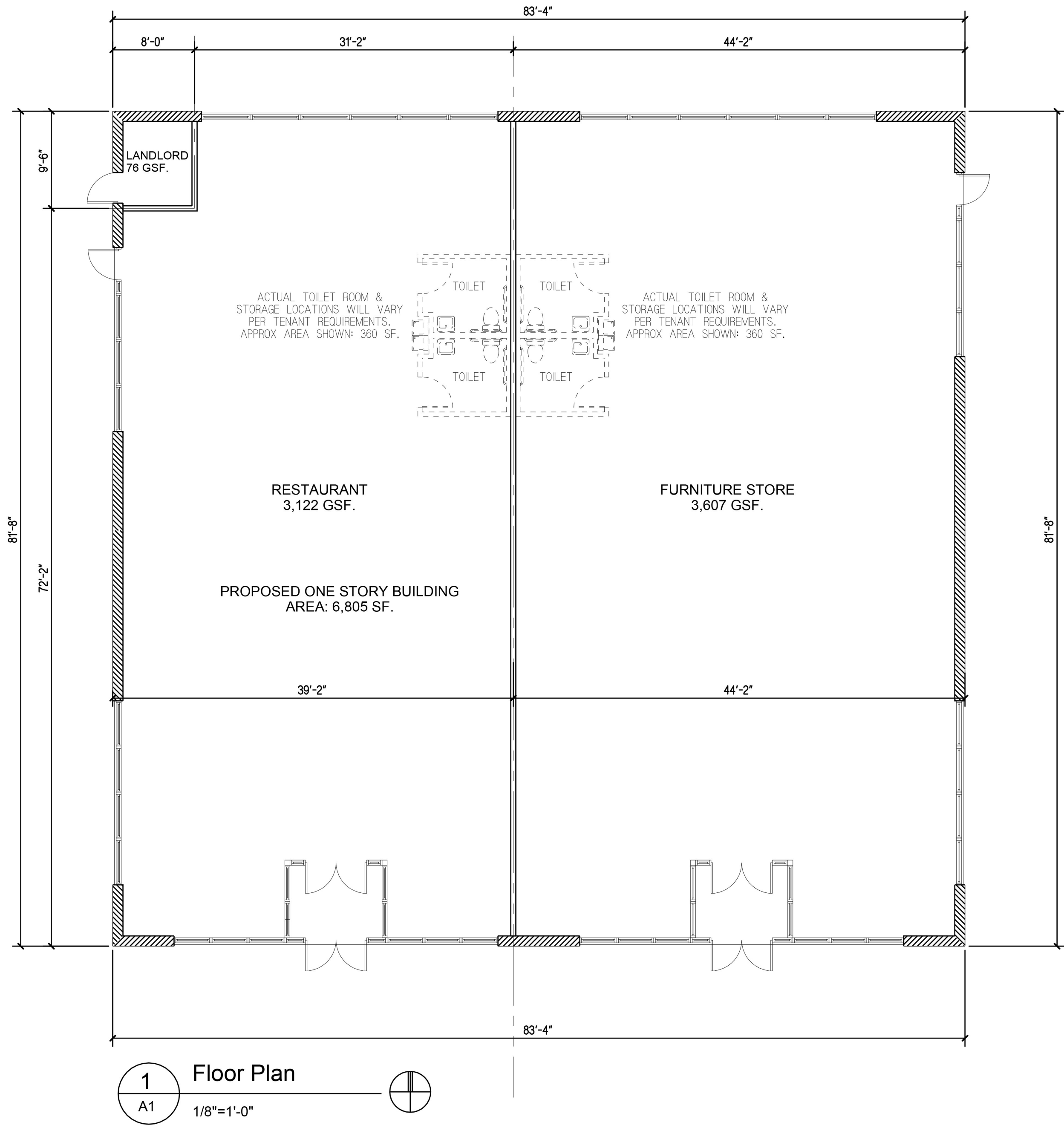
SITE IMPROVEMENT PLANS
PROPOSED RETAIL DEVELOPMENT

369 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS

LIGHTING PLAN

SHEET NO.

C700



DATE	
FEBRUARY 11, 2016	
ISSUED FOR CITY REVIEW	02/27/16
ISSUED FOR CITY REVIEW	06/28/16
ISSUED FOR CITY REVIEW	07/22/16
ISSUED FOR CITY REVIEW	07/28/16

RETAIL/RESTAURANT
PROPOSED BUILDING

369 ROOSEVELT RD.
GLEN ELLYN, ILLINOIS

Reitan Architects, LLC.

1325 Willey Road - Suite 166 - Schaumburg, Illinois 60173
PH. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 184-004083

SHEET NAME
PROPOSED
FLOOR PLAN

SHEET
A1
OF 2
© Copyright, Reitan Architects, LLC.

PROJECT NO.
1514-GLEN ELLYN



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 08/24/15 07:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Resolution
Prepared By: Bob Minix

SCHEDULED

AGENDA ITEM (ID # 1891)

DOC ID: 1891

Resolution No. 15-10, A Resolution Authorizing the Execution of an Agreement Between the Village of Glen Ellyn and the State of Illinois and Appropriating Funds for the Local Share of Expenses Associated with the Construction of Sidewalk as Part of the Proposed Culvert Replacement Project on Illinois Route 53 between Bemis Road and Marston Avenue. (Public Works Director Hansen)

Since early 2011, the Village has interacted with the Illinois Department of Transportation regarding a proposed IDOT project to replace an existing culvert underneath Route 53 at Glen Crest Creek (see attached Location Map). The scope of the project also included various roadway improvements in the project corridor that extends slightly south of Bemis Road to slightly north of Marston Avenue. Project construction is anticipated to occur in 2016. Initial interactions dealt primarily with relocation of Village utilities. Subsequent dealings involved a request, spearheaded by then Village President Mark Pfefferman, to expand the scope of work to include improved pedestrian accommodation.

Please note the attached letter from March 2013 to IDOT. On President Pfefferman's initiative, additional sidewalk was requested to be included with the project improvements. IDOT eventually added the sidewalk to the scope of work, placing the walk on the east side of Route 53 between Bemis and Marston.

In July 2015 the Village received a letter from IDOT requesting execution of an Agreement and a cost-sharing of the additional sidewalk work (see Agreement attachment). The Village share of the construction costs associated with the walk would be the 20% local share of expenses, with the remaining 80% paid for by federal funds utilized for the project. The Village share is estimated to be **\$6,900**. This is a very minimal investment to obtain a desired improvement and a reasonable start to provide pedestrian access along Route 53 and improve connectivity to the newly annexed Glen Crest neighborhood.

A resolution was drafted to authorize the execution of the agreement with the state and to commit funds for the Village share of expenses once project construction gets underway from the Capital Projects Fund. The upcoming CY16 Budget will reflect this expense. The Agreement also contains a variety of roadway usage and maintenance items associated with the corridor, consistent with normal and usual IDOT requests and requirements. It is recommended that the Village President and Clerk be authorized to sign the Agreement.

ATTACHMENTS:

- IDOT Resolution (PDF)
- Location Map (PDF)
- March 2013 Letter to IDOT (PDF)

Agenda Item (ID # 1891)

Meeting of August 24, 2015

- [Agreement](#) (PDF)

Resolution No. _____

**A Resolution Authorizing the Execution of an Agreement
Between the Village of Glen Ellyn and the State of Illinois and
Appropriating Funds for the Local Share of Expenses Associated with the
Construction of Sidewalk as part of the Proposed Culvert Replacement Project on
Illinois Route 53 between Bemis Road and Marston Avenue
Job No. C-91-536-12, Contract No. 60V29**

Whereas, IL Route 53 (FAP 870) is a Regional Arterial Roadway owned and maintained by the State of Illinois by and through its Department of Transportation (State); and

Whereas, the State wishes to replace an existing box culvert on Route 53 at Glen Crest Creek and make associated roadway improvements, Job No. C-91-536-12, Contract No. 60V29 (Project); and

Whereas, the Village of Glen Ellyn (Village) desires to improve pedestrian accommodation along Route 53 and requested the inclusion of sidewalk on the east side of Route 53 between Bemis Road and Marston Avenue as part of the Project; and

Whereas, the State has agreed to the Village's request; and

Whereas, the State has completed Project engineering design and prepared contract plans and cost estimates; and

Whereas, the Village share of Project construction and construction engineering costs for the provision of sidewalk are currently estimated to be \$6,900 (20% of the total expense); and

Whereas, the Village has been requested by the State to enter into an agreement covering the division of costs, agree to various stipulations including future maintenance responsibilities, and reserve sufficient monies to fund the local share of project costs (Agreement); and

Whereas, the Agreement has been drafted by the State to define the Village of Glen Ellyn and State participation in the Project; and

Whereas, the President and the Board of Trustees believe and hereby declare that it is in the best interests of the Village of Glen Ellyn and its residents to enter into the Agreement.

Now, therefore be it resolved by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers as follows:

Section One: The recitals stated above are hereby adopted by the Village Board as its findings.

Section Two: The Agreement for the Route 53 Improvement at Glen Crest Creek (Job No. C-91-536-12, Contract No. 60V29) between the Village of Glen Ellyn and the State of Illinois acting by and through its Department of Transportation is hereby approved, and the Village President is hereby authorized and directed to execute said Agreement and the Village Clerk to attest.

Section Three: The Village of Glen Ellyn appropriates from its Capital Projects Fund the sum of \$6,900 for the local agency share of Project construction and construction engineering costs and will commit any needed additional funds if required in the future to meet its obligations.

Section Four: This Resolution shall be in full force and effect from and after its passage and approval.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this day of _____, 2015.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this
day of _____, 2015.

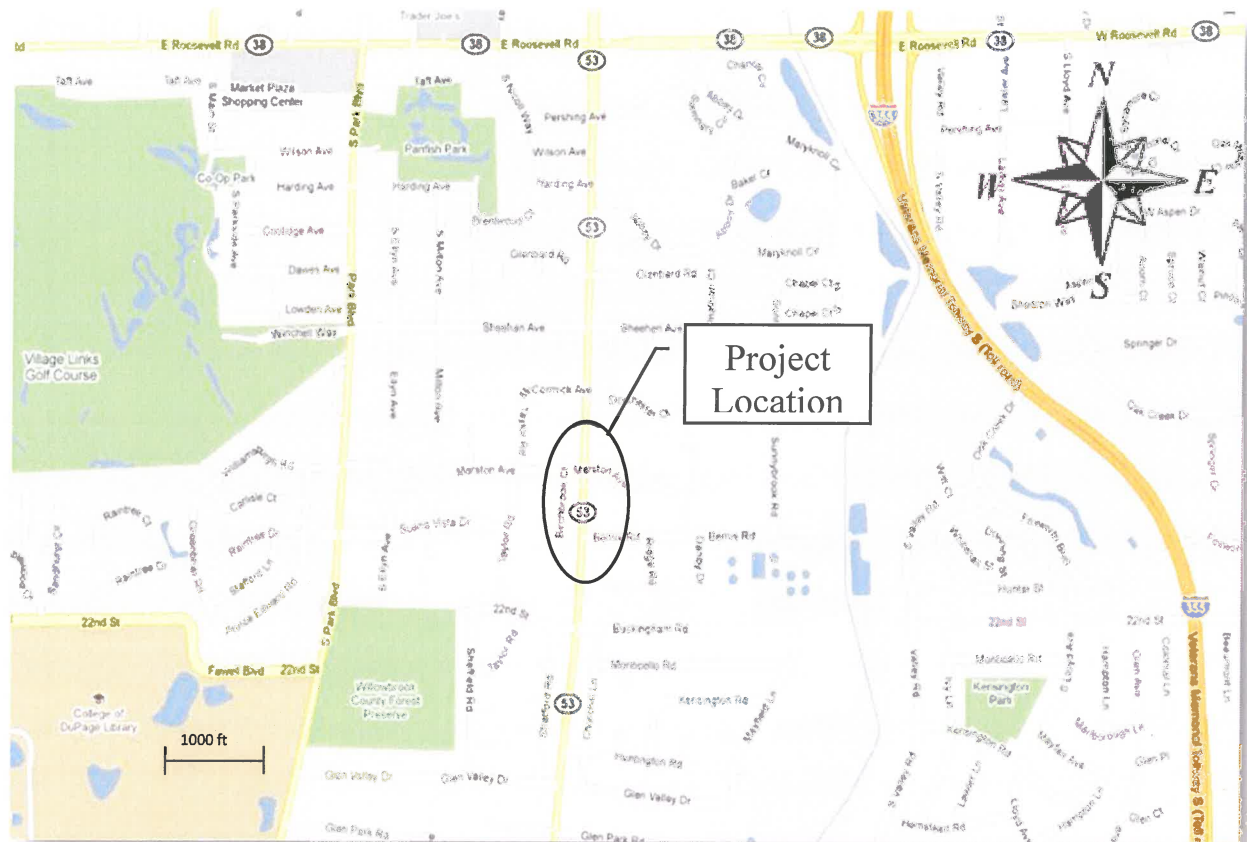
Illinois

Village President of the Village of Glen Ellyn,

Attest:

Village Clerk of the Village of Glen Ellyn, Illinois

LOCATION MAP



Illinois Route 53
 Over Tributary #4 to East Branch DuPage River
 (Glen Crest Creek)
 Milton Township
 DuPage County
 P-91-095-10
 SN 022-2007



Mr. John Fortmann, P.E.
Acting Deputy Director of Highways
Illinois Department of Transportation
201 West Center Court
Schaumburg, IL 60196

Attention: Ms. Kimberly Murphy, Consultant Studies Head

Subject: Illinois Route 53
Proposed Culvert Replacement at Glen Crest Creek
Letter of Intent and Cost Participation Concurrence

Civic Center
535 Duane Street
Glen Ellyn, IL 60137

Administration
630-469-5000
Fax 630-469-8849

Finance
630-547-5235
Fax 630-469-1757

Planning and Development
630-547-5250
Fax 630-547-5370

Police
630-469-1187
Fax 630-469-1861

Public Works
30 South Lambert Road
Glen Ellyn, IL 60137
630-469-6756
Fax 630-469-3128

The Village Links and Recreation
485 Winchell Way
Glen Ellyn, IL 60137
630-469-8180
Fax 630-469-8580

www.glenellyn.org
www.villagelinksgolf.com

Dear Mr. Fortmann and Ms. Murphy:

Thank you for your January letter to Village President Mark Pfefferman regarding the current status of the subject project and your request for Village concurrence regarding project scope and cost participation responsibilities. Please note our responses on the form enclosed with the letter, with expanded comments below:

Project Scope – Additional Pedestrian Accommodation Needed

Village President Pfefferman remains committed to maximizing pedestrian accommodation along the Route 53 corridor. He states: "Since our 2011 response, Glen Ellyn, working with IDOT, is very interested in pedestrian connectivity. Please add sidewalk, in addition to the stated 10-foot paved shoulder, for the full length of the project or beyond along Route 53, terminating at an appropriate intersection or driveway on both east and west sides of the street."

Water Main Cost – Initial Cost Estimate Appears High

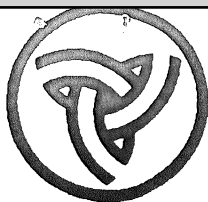
I understand that Phase I studies primarily indicate the potential scope of needed utility relocations without getting into significant detail or specifics. As such, the Village concurs that the existing water main may require relocation and we will be completely responsible for any relocation expenses; however, it must be stated now that the current estimate appears overstated. Nevertheless the Village wishes to include any relocation work as part of the IDOT contract and will pay all associated engineering and construction expenses. We look forward to working with you through the Phase II process to further examine and define the water main relocation requirements and costs as well as executing the project agreement between the State and the Village.

If you have any questions, please contact me at 630-547-5514.

Very truly yours,

Robert J. Minix
Professional Engineer

cc: Mark Pfefferman, Village President
Mark Franz, Village Manager
Julius Hansen, Public Works Director



Illinois Department of Transportation

Division of Highways/Region One / District One
201 West Center Court/Schaumburg, Illinois 60196-1096

January 8, 2013

Mr. Mark Pfefferman
Village President
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Dear Mr. Pfefferman:

The Illinois Department of Transportation (Department) is in the process of finalizing preliminary engineering and environmental studies (Phase I) for the improvement of Illinois Route 53 over Tributary #4 (Glen Crest Creek) in Milton Township near the Village of Glen Ellyn, DuPage County. This improvement is included in the Department's FY 2013 – 2018 Proposed Multi-Modal Transportation Improvement Program. Our current engineering efforts are targeted to enable a contract letting in the early years of our current multi-year program contingent upon plan readiness, land acquisition, and funding availability through our future annual legislative appropriations. This will serve as a Letter of Intent between the Village of Glen Ellyn (Village) and the Department confirming your concurrence with the proposed improvement plan and the cost participation responsibilities for the subject project.

The general scope of work for this improvement consists of replacement of the structure and roadway improvements. Based on the Village's letter dated February 3, 2011 (attached), no new bicyclist or pedestrian accommodations will be included in the improvement. The proposed structure includes proposed 8-foot shoulders which will accommodate occasional pedestrians and experienced bicyclists. Enclosed are the proposed plans for your review and information.

The specific items identified by the Department requiring cost participation by the Village include relocation of watermain.

Utility Relocation

Public utilities, installed in the highway right-of-way via permit and requiring relocation, will be relocated at no expense to the Department. The Village will be responsible for 100% of the cost for removal and relocation of its facilities in conflict with the Illinois Route 53 over Glen Crest Creek improvements. Facilities subject to the previously stated condition may include, but may not be limited to: watermain, fire hydrants, lighting, storm, sanitary and/or combined sewers. Based on information provided to the Department, approximately 225 foot of watermain will need to be relocated. The cost for the relocation of the watermain is approximately \$51,825. A 15% engineering fee will be assessed for a total cost responsibility to the Village of \$59,600. Preliminary investigations indicate no other apparent Village utility conflicts. However, a more detailed

Mr. Mark Fortmann
January 8, 2013
Page two

study of conflicts will be initiated during Phase II, contract plan preparation. Please note that if the Village intends to include utility relocation work with the Department's contract, your plans and cost estimates must be submitted as soon as possible. The Department requires sufficient advance notice in order to program the necessary funding for the Village reimbursement as part of the Department's Annual Program. If the cost of the utility relocation work is not coordinated in advance of the Annual Program, the Department reserves the right to deny inclusion of the utility relocation work due to funding constraints.

Summary of Estimated Costs

The estimated total cost responsibility for the Village, based on the available information collected during the Phase I process is approximately \$59,600. However, this estimate does not include the cost of any necessary, and as of yet unknown, utility relocations.

At the end of this Letter of Intent, there is an area where you can state your concurrence to the cost participation items outlined above. This Letter of Intent will be used as a basis during Phase II, contract plan preparation, to develop a project agreement between the Village and the State. Please return an original signed copy of this letter at your earliest convenience.

If you have any questions or need additional information, please contact me or Kimberly Murphy, Consultant Studies Unit Head, at (847) 705-4791.

Very truly yours,



John Fortmann, P.E.
Acting Deputy Director of Highways,
Region One Engineer

Attachments

cc: Mr. Julius Hansen, Director of Public Works, Village of Glen Ellyn
Mr. Gary Muehlfelt, Highway Commissioner, Milton Township

Project and Environmental Studies
Illinois Route 53 over Glen Crest Creek
DuPage County
January 8, 2013
Page three

Concur with project scope: ①

☐ Yes
☒ No

Concur with Watermain Cost: ②

☐ Yes
☒ No

Name: Mark Pfafferman

Signature: [Signature]

Title: Village President

Date: 4/2/13

Comments:

see attached cover letter
① Additional pedestrian accommodation needed -
see statement in letter
② Initial cost estimate appears high; however
the village acknowledges that it will be
responsible for watermain relocation costs
and would like to enter into a project
agreement.

Bob Minix

From: Mark Pfefferman [mark.pfefferman@gmail.com]
Sent: Wednesday, March 06, 2013 4:28 PM
To: Julius Hansen; Mark Franz; Bob Minix
Subject: IDOT agreements

Hi Julius and Bob,

How are you? I hope this finds you well. Also hope the Crescent Road Open House was a big success last night.

As I signed the agreements for IDOT to install LED lights at our Roosevelt Road intersections yesterday, it occurred to me. Could we please make the Nicoll Way light conversion to LED contingent on the pedestrian signal and permission to repaint the crosswalk on the west side of the Nicol/38 intersection? Please, let's do so. I'll write or sign anything required.

Speaking of which, I never signed the final agreement for the Glen Crest Creek Bridge project on 53 that IDOT requested of me. Bob is preparing the response. Bob, please add this line before my signature. " Since our 2011 response, Glen Ellyn, working with IDOT, is very interested in pedestrian connectivity. Please add sidewalk, in addition to the stated 10-foot paved shoulder, for the full length of the project or beyond along Route 53, terminating at an appropriate intersection or driveway on both east and west sides of the street."

Thank you both!

Mark



Illinois Department of Transportation

Division of Highways / Region 1 / District 1
201 West Center Court / Schaumburg, Illinois 60196-1096

BUREAU OF DESIGN

Village of Glen Ellyn/State of Illinois
Illinois Route 53 Improvement
FAP Route 870
STATE Section: 534X-B
Job No.: C-91-536-12
Agreement No.: JN-115-055
Contract No.: 60V29
County: DuPage

CERTIFIED MAIL

June 25, 2015

The Honorable Alexander W. Demos
Village President
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Dear Village President Demos:

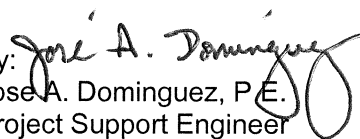
Enclosed are two (2) copies of the Joint Agreement for the subject improvement. Please have the Agreement approved and executed, complete with ordinances, resolutions, and plan approval, and return both copies to this office for further processing.

Please be advised that in order for this project to meet its scheduled letting, the executed Agreement must be received by this office prior to July 31, 2015. If you cannot send us the executed documents by the aforementioned date, please contact us immediately. Thank you for your cooperation in the processing of this document.

If you have any questions or need additional information, please contact Mr. Ray Ritchie, Agreement Specialist, at (847) 705-4238, or Ms. Lesia Banks, Assistant Agreement Specialist, at (847) 705-4553.

Very truly yours,

John Fortmann, P.E.
Deputy Director of Highways,
Region One Engineer

By: 
Jose A. Dominguez, P.E.
Project Support Engineer

Enclosures

FAP Route 870
Illinois Route 53 at Tributary #4 (Glen Crest Creek)
State Section: 534X-B
DuPage County
Job No.: C-91-536-12
Contract No.: 60V29
Agreement No.: JN-115-055

AGREEMENT

This Agreement entered into this _____ day of _____, 2015 A.D.,
by and between the STATE OF ILLINOIS, acting by and through its DEPARTMENT
OF TRANSPORTATION hereinafter called the STATE, and the VILLAGE OF GLEN
ELLYN of the State of Illinois, hereinafter called the VILLAGE.

WITNESSETH:

WHEREAS, the STATE in order to facilitate the free flow of traffic and ensure safety
to the motoring public, is desirous of improving approximately 1,034 lineal feet of
Illinois Route 53, STATE Job No.: C-91-536-12, STATE Contract Number 60V29,
STATE Section 534X-B, from north of Marston Avenue to south of Bemis Road,
providing one 12 foot wide through traffic lane in each direction, 8 foot wide
shoulders with concrete curb and gutter along the outside edges, drainage system
improvements, constructing new 5 foot concrete sidewalk on the east side of Illinois
Route 53, removing the existing 9.5 foot by 8 foot single cell box culvert under Illinois
Route 53 and replacing with an 11 foot by 9 foot single cell box culvert and by
performing all other work necessary to complete the improvement in accordance with
the approved plans and specifications; and

WHEREAS, the VILLAGE requests that the STATE include in its contract concrete sidewalk on the east side of Illinois Route 53 between Marston Avenue and Bemis Road; and

WHEREAS, the STATE has agreed to the VILLAGE's request; and

WHEREAS, the VILLAGE is desirous of said improvement in that same will be of immediate benefit to the VILLAGE residents and permanent in nature;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. The STATE agrees to make the surveys, obtain all necessary rights of way, prepare plans and specifications, receive bids and award the contract, furnish engineering inspection during construction and cause the improvement to be built in accordance with the approved plans, specifications and contract.
2. The STATE agrees to pay for all right of way, construction and engineering cost subject to reimbursement by the VILLAGE as hereinafter stipulated.
3. It is mutually agreed by and between the parties hereto that the estimated cost and cost proration for this improvement is as shown on Exhibit A attached hereto and made a part hereof.
4. The VILLAGE has passed a resolution appropriating sufficient funds to pay its share of the cost for this improvement, a copy of which is attached hereto as "Exhibit B" and made a part hereof.

5. The VILLAGE further agrees that upon award of the contract for this improvement, the VILLAGE will pay to the STATE in a lump sum from any funds allotted to the VILLAGE an amount equal to 80% of its obligation incurred under this AGREEMENT, and will pay to said STATE the remainder of the obligation (including any non-participating costs on FA Projects) in a lump sum, upon completion of the project based upon final costs
6. The VILLAGE further agrees to pass a supplemental resolution to provide necessary funds for its share of the cost of this improvement if the amount appropriated in "Exhibit B" proves to be insufficient to cover said cost.
7. The VILLAGE has adopted and will put into effect an appropriate ordinance, prior to the STATE's advertising for the proposed work to be performed hereunder, or shall continue to enforce an existing ordinance, requiring that parking be prohibited within the limits of this improvement, a copy of which is attached hereto as "Exhibit C", and will in the future prohibit parking at such locations on or immediately adjacent to this improvement as may be determined necessary by the STATE from traffic capacity studies.
8. The VILLAGE has adopted and will put into effect an appropriate ordinance, prior to the STATE's advertising for the proposed work to be performed hereunder, or shall continue to enforce an existing ordinance, prohibiting the discharge of sanitary sewage and industrial waste water into any storm sewers constructed as a part of this improvement, a copy of which is attached hereto as "Exhibit D".

9. The VILLAGE agrees not to permit driveway entrance openings to be made in the curb, as constructed, or the construction of additional entrances, private or commercial, along Illinois Route 53 without the consent of the STATE.
10. The VILLAGE shall exercise its franchise rights to cause private utilities to be relocated, if required, at no expense to the STATE.
11. The VILLAGE agrees to cause its utilities, installed on STATE right of way after said right of way was acquired by the STATE or installed within the limits of a roadway after the said roadway's jurisdiction was assumed by the STATE, to be relocated and/or adjusted, if required, at no expense to the STATE.
12. The VILLAGE agrees to obtain from the STATE an approved permit for any VILLAGE owned utility relocated or adjusted as part of this improvement and shall abide by all conditions set forth therein.
13. Upon final field inspection of the improvement and so long as Illinois Route 53 is used as a STATE Highway, the STATE agrees to maintain or cause to be maintained the median, the through traffic lanes, the left-turn lanes and right turn lanes, and the curb and gutter, stabilized shoulders and ditches adjacent to those traffic lanes and turn lanes.

14. Upon final field inspection of the improvement, the VILLAGE agrees to maintain or cause to be maintained those portions of the improvement which are not maintained by the STATE, including sidewalks, parkways, crosswalk and stopline markings and VILLAGE owned utilities including appurtenances thereto. The maintenance, repair and/or reconstruction of storm sewers constructed as part of this improvement shall be that of the STATE.
15. The VILLAGE further agrees to continue its existing maintenance responsibilities on all side road approaches under its jurisdiction, including all left and right turn lanes on said side road approaches, up to the through edge of pavement of Illinois Route 53. Drainage facilities, if any, at the aforementioned side roads located within the STATE right-of-way shall be the joint maintenance responsibility of the STATE and the VILLAGE unless there is an agreement specifying different responsibilities.
16. The VILLAGE agrees to assume responsibility for the administration, control, reconstruction and maintenance of the sidewalk not otherwise carried on STATE structures. The VILLAGE agrees to indemnify and hold harmless the STATE, its officers, employees and agents from any and all claims, lawsuits, actions, costs and fees (including reasonable attorney fees and expenses) of every nature and description arising from, growing out of or connected with the construction and/or operation of the sidewalk.
17. If, in the future, the STATE adopts a roadway or traffic signal improvement on Illinois Route 53 which requires modification, relocation or reconstruction to

said sidewalk, then the VILLAGE hereby agrees to be financially responsible for its proportionate share of costs to modify, relocate or reconstruct said sidewalk, in conjunction with the STATE's improvement.

18. The VILLAGE has adopted a resolution, will send a letter, or sign the Plan Approval page which is part of this document, prior to the STATE advertising for the work to be performed hereunder, approving the plans and specifications as prepared.

19. Under penalties of perjury, the VILLAGE certifies that its correct Federal Tax Identification number is 36-6005897 and it is doing business as a GOVERNMENTAL ENTITY, whose mailing address is :

Village of Glen Ellyn

535 Duane Street

Glen Ellyn, IL 60137

Obligations of the STATE and the VILLAGE will cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly or Federal funding source fails to appropriate or otherwise make available funds for this contract.

This AGREEMENT and the covenants contained herein shall be null and void in the event the contract covering the construction work contemplated herein is not awarded within the three years subsequent to execution of the agreement.

This Agreement shall be binding upon and to the benefit of the parties hereto, their successors and assigns.

VILLAGE OF GLEN ELLYN

By: _____
(Signature)

Attest:

By: _____
(Print or Type)

Clerk

Title: _____

Date: _____

(SEAL)

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

By: _____
John Fortmann, P.E.
Deputy Director of Highways,
Region One Engineer

Date: _____

Job No.: C-91-536-12
Agreement No.: JN-115-055

PLAN APPROVAL

WHEREAS, in order to facilitate the improvement of Illinois Route 53 from north of Marston Avenue to south of Bemis Road, known as FAP Route 870, STATE Section: 534X-B, the VILLAGE agrees to that portion of the plans and specifications relative to the VILLAGE’s financial and maintenance obligations described herein, prior to the STATE’s advertising for the aforescribed proposed improvement.

Approved_____

Title_____

Date_____

EXHIBIT A						
ESTIMATE OF COST Contract 60V29						
Type of Work	FEDERAL		STATE		VILLAGE OF GLEN ELLYN	
	\$	%	\$	%	\$	%
All roadway work excluding the following:						
P&C Engineering (15%)	\$1,336,000	80%	\$334,000	20%		N/A%
SIDEWALK	\$200,400	80%	\$50,100	20%		N/A%
Village requested sidewalk on east side of Illinois Route 53	\$24,000	80%		N/A%	6,000	20%
P&C Engineering (15%)	\$3,600	80%		N/A%	900	20%
TOTAL	\$1,564,000		\$384,100		\$6,900	
NOTE: Local participation shall be predicated upon the percentages shown above for the specified work. Local Agency cost shall be determined by multiplying the final quantities times contract unit price plus the percentage shown for construction and/or preliminary engineering unless otherwise noted.						
						\$1,955,000
						\$
						\$1,670,000
						\$250,500



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 08/24/15 07:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Award
Prepared By: Julius Hansen

SCHEDULED

AGENDA ITEM (ID # 1898)

DOC ID: 1898

Approve the award of a contract with Lyons/Pinner Electric Company, of LaGrange, Illinois, for the service of installing the Route 38 street lights brackets, in an amount not to exceed \$28,186.60, to be expensed to the Capital Projects Fund. (Public Works Director Hansen)

Background:

The decorative lighting system along Rt. 38 consists of Valmont street light poles and Lumec luminaries (light fixtures). The installation commenced in March of 2002 and was completed in October 2002. The electrical run extends approximately 7,500 feet starting 800 feet west of Lambert Road to 300 feet east of Baker Hill Drive and consists of 130 decorative units made up of an upper main lighting element and a lower sidewalk-side light fixture.

The Village has recently experienced multiple structural failures with the upper luminaries at the top of the street light pole. The assembly that secures the luminaries to the street light arm has demonstrated intermittent failure. One luminaries disconnected from the mast arm, but since that occurrence, all luminaries have been inspected and any showing possible failure have been secured for now. Improving the structural integrity of the street lights is high priority, and based on the Board's direction during the August 17th, 2015 workshop, public works will implement the recommended solution to complete the project by the end of the year.

Issues:

Phillips Lighting has a Lumec, custom-made retrofit bracket to replace the existing bracket with the additional expense of installation. **Option #1** is a bracket that connects the existing luminaries to the existing street light pole arm. The bracket makes a sound connection to the street light arm which is the main point of concern. It is without a doubt an overall improvement to the existing structural integrity of the street light. The Village Attorney negotiated with the manufacturer's representative to lower the cost of the bracket from \$300.00 each to \$75.00 per bracket for each street light equaling a savings of nearly \$30,000. The total cost to purchase the parts for this option is \$9,750.00 making this is the most cost effective solution.

Option #2 would involve the procurement and installation of two parts from the same manufacturer, rather than just one. This solution was created by Public Works employees and approved by the manufacturer. The cost for this bracket is \$131.00 with the second part of this option costing \$113.00 equaling a total of \$244.00 for each street light. The total cost to purchase all the parts for this option is \$31,720.00. The additional \$21,970.00 expense was deemed cost-prohibitive given the lesser cost option #1 that was approved by the manufacturer.

Public Works conducted a bid opening on August 7, 2015. The purpose of the formal bid opening was to determine the cost to install the parts for each of the two solutions described above. This will

allow staff the ability to determine the total cost to solve the problem under either scenario.

Vendor to install brackets	Option #1 (cost per each location)	Option #2 (cost per each location)
Utility Dynamics	\$280.00	\$349.00
Bodine Electric	\$884.15	\$942.10
Lyons/Pinner Electric	LOWEST BID \$216.82	\$255.69
Meade Electric	\$225.00	\$275.00

Cost Summary for Roosevelt Rd Street Lights Project

	Material Costs	Labor Costs	Total
Option 1	\$9,750.00	\$28,186.60	\$37,936.60
Option 2	\$31,720.00	\$33,239.70	\$64,959.70

Action Requested

The Village Board directed staff that Option 1 was the preferred option at the Village Board workshop on August 17. Therefore, staff is requested that the Village Board approve the award of a contract with Lyons /Pinner Electric Company of LaGrange, Illinois for the service of installing the Rt. 38 street lights brackets for an amount not-to-exceed \$28,186.60 that would be expensed to the Capital Projects Fund.



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 08/24/15 07:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Award
Prepared By: Robert Greenberg

SCHEDULED

AGENDA ITEM (ID # 1897)

DOC ID: 1897

**Approve the award of an agreement with John Neri Construction, of Addison, Illinois, to repair a water main break on Roosevelt Road at the East Branch of the DuPage River, in an amount not to exceed \$60,956, to fund up to seven (7) project days for labor and equipment at the rate of \$8,708 per day, to be charged to the Water Fund.
(Public Works Director Hansen)**

Background

The Roosevelt Road river crossing is one of two water main river crossings that supply water to all the residents east of the DuPage River. On Tuesday morning June 16th, between 2:28 AM and 5:39 AM, shortly after a deluge rainfall, approximately 1.5 million gallons of potable water was lost due to a catastrophic failure on the 12 inch Roosevelt Road water main crossing of the DuPage River. In this time span (191 minutes) the water level within elevated tank of the Cottage Avenue Water Tower plummeted from 22 feet to zero feet. All the water lost during this event equates to approximately 7,853 gallon per minute in a span of 191 minutes, for a total of 1.5 million gallons.

Despite all pumping stations running at full capacity, the second 12 inch water main crossing of the DuPage River on Route 53 was not capable of replenishing water quickly enough to offset the loss of water due to the magnitude main break. This event resulted in extremely low water pressure to all water customers east of Route 53.

At 3:50 AM, SCADA sent out a low level water tower alarm. By 5:39 AM Utilities Division staff found the main break boiling out of the center of the raging river that had overflowed its banks and successfully isolated the main break by shutting off the valves on both sides of the river. A boil order was issued to all water customers east of Route 53 and thirty-three (33) random water samples were taken as mandated by the IEPA to prove that the water was safe for human consumption. On Wednesday, June 17th the boil order was lifted after receiving satisfactory samples from Suburban Labs of Batavia.

Initially it was thought, because of where the water was surfacing from the center of the river, that the 24 inch casing which houses the 12 inch water main located seven feet below the river bed had been compromised. In response, staff contacted two engineering firms (Black & Veatch and AECOM) specializing in river crossing design to give us proposals to design a new water main crossing of the DuPage River. The proposals were in the hundreds of thousands of dollars just for the design, so in late July, when the river returned to its normal level, we turned the water main back on for a short time and found that the water was coming out just east of the east bank of the river. This led us to believe that there is a good chance that the 45 degree elbow just outside of the water main casing may have blown off leaving the casing in serviceable condition.

Recommendation

To make a repair of this sort is extremely complicated and requires millions of dollars of equipment that the Village does not own. Staff contacted three contractors with the resources and experience to perform the excavation and repair. The three contractors selected were John Neri Construction,

Martam Construction and Trine Construction. Staff walked the area of the suspected compromised pipe connection with each individual contractor to discuss the repair and to get daily rates for labor and equipment to make the repair. All three contractors agree that based on the location of the water surfacing that it is plausible that the 45 degree elbow may have blown off. If this is the case, while still a difficult repair, if successful, the repair will be far less expensive option than to design and construct a new water main crossing. To ensure the water main casing under the river is in good working condition, the contractor selected for the project will cap the water main under the river and test the main under full operating pressure.

It is important to understand that this is our best qualified hypothesis as to what the nature of the water main failure is and despite our well-meaning intentions, we may still be faced with having to design and construct a new water main river crossing in the event this repair is not successful. There may also be the need to still replace the river crossing in the near future; however, this proposed fix will allow staff to properly assess and budget for that project. That being said, staff recommends proceeding with this exploratory excavation to determine the extent of the damage to the water main and to hopefully make a successful repair.

All three contractors were instructed to give daily rates for all labor and equipment necessary to perform this excavation. As the full extent of damage is unknown, it is understood that the Village will provide the material needed for the repair separately, and, where ever possible, use material from current Village inventory and stock piles. The general consensus is that the initial excavation to make the repair should take 5 days. As there are unknown variables that can occur when excavating next to a river bed, staff recommends an additional 2 days to serve as a contingency for a total project funding for seven days.

The results of the quotes for daily rates for all labor and equipment to perform the required repair to the 12 inch water main crossing of the DuPage River from the three contractors are as follows:

	Daily Rate	5 Day Cost	7 Day Cost
John Neri Construction	\$8,708	\$43,540	\$60,956
Martam Construction	\$22,000	\$110,000	\$154,000
Trine Construction	No Bid		

Based on the three contractors solicited for quotes, the low bid contractor is John Neri Construction of Addison, IL at a daily rate of \$8,708 for seven days at a total of not-to-exceed \$60,956 for labor and equipment.

Action Requested

Staff requests that the Village Board enter into an agreement with John Neri Construction of Addison, IL in the amount not-to-exceed \$60,956 to fund up to seven (7) project days for labor and equipment at the rate of \$8,708 per day. This repair should be charged to CY 2015, Water Fund Professional Services Account # 50100-521055.

Agenda Item (ID # 1897)

Meeting of August 24, 2015

ATTACHMENTS:

- Roosevelt Main Break Daily Bid Proposals (PDF)



MARTAM CONSTRUCTION, INC.



General Contractors & Engineers



PROPOSAL

August 18, 2015

Mr. Robert Greenberg
Village of Glen Ellyn
Public Works Department
30 South Lambert Rd.
Glen Ellen, IL 60137

Re: 12" Water Main Repair at Rt. 38 and East Branch of DuPage River

Dear: Mr. Greenberg

I would like to Thank You in advance for the opportunity to provide you with a quote for this project. After visiting the project site it has been determined that Martam Construction, Inc. can supply the Village an underground crew for the daily rate of \$22,000.00 which includes all man power and equipment. It is also Martam Construction, Inc. understands that all material to repair the water main and fees to perform the repair will be paid by the Village.

Please contact me if you have any questions at 847-812-1858 or e-mail at howard@martam.com.

Respectfully,

Howard D. Whatmore Jr.

Howard D. Whatmore Jr.
Project Manager

CC:

**JOHN NERI CONSTRUCTION CO., INC.***Sewer & Water Contractors*

770 Factory Road *Addison, IL 60101

Tel: 630 629-8384* Fax: 630 629-7001

www.johnnericonstruction.com

July 31, 2015

Mr. Bob Greenberg
Village of Glen Ellyn
30 South Lambert Road
Glen Ellyn, Illinois 60137

Route: Anywhere Glen Ellyn
Report #:

County: DuPage**Authorization:****JNC JOB # 15996****Force account bill for:** As directed.

	<u>July-15</u>			Total Hours				Insurance	Payroll	Earnings	
	1	2	3	S.T.	O.T.	D.T.	Rate	Amount	Amount	to date	F.U.T.
(Foreman/Laborer)	8	0	0	8	0	0	\$ 45.70	\$ 365.60	\$ 365.60	\$ -	\$ -
(Operator)	8	0	0	8	0	0	\$ 48.20	\$ 385.60	\$ 385.60	\$ -	\$ -
(Operator)	8	0	0	8	0	0	\$ 48.20	\$ 385.60	\$ 385.60	\$ -	\$ -
(Laborer)	8	0	0	8	0	0	\$ 39.20	\$ 313.60	\$ 313.60	\$ -	\$ -
(laborer/bottom man)	8	0	0	8	0	0	\$ 39.55	\$ 316.40	\$ 316.40	\$ -	\$ -
(Teamster)	8	0	0	8	0	0	\$ 35.92	\$ 287.36	\$ 287.36	\$ -	\$ -
Subtotals, Labor								\$ 2,054.16	\$ 2,054.16	\$ -	\$ -
*Laborers Pension & Welfare Funds				24	Hrs. @	\$ 25.52			\$ 612.48		
*Operator Pension & Welfare Funds				16	Hrs. @	\$ 34.18			\$ 546.88		
*Truck Drivers Pension & Welfare Funds				8	Hrs. @	\$ 17.37			\$ 138.96		
Subtotals, Labor									\$ 3,352.48		
Plus 35% of Subtotal									\$ 1,173.37		
Subtotals, Labor									\$ 4,525.85		
Plus: Workman's Compensation Ins.				7.00	% OF	\$ 2,054.16		\$ 143.79			
Public Liability and Property Damage Ins., excluding payroll of Truck Drivers				2.37	% OF	\$ 1,766.80		\$ 41.87			
**Federal Unemployment Tax				0.80	% OF	\$					
***State Unemployment Tax				7.20	% OF	\$					
Federal Social Security Tax				7.65	% OF	\$ 2,054.16		\$ 157.14			
Total Payroll Additives								\$ 342.81			
Plus 10% of Payroll Additives								\$ 34.28			
									\$ 377.09		
Total Labor									\$ 4,902.94		

I hereby certify that the above statement is a copy of that portion of the payroll which applies to the above stated work and that the rates show for taxes and insur are actual costs.

Signed

John Neri Construction Co., Inc. President

Total on following page.

Equipment Expense

	<u>1</u>	<u>2</u>	<u>3</u>	<u>Total Hours</u>	<u>Rate</u>	<u>Amount</u>
John Deere 330C LC Excavator (246 Hp) 2.3 cy	8	0	0	8	\$ 135.77	\$ 1,086.16
JD 544-J Endloader (149 Hp 3.0 C.Y.)	8	0	0	8	\$ 54.93	\$ 439.44
14" Cut-Off Saw	8	0	0	8	\$ 3.94	\$ 31.52
Concrete barrier wall (each daily)	4	0	0	4	\$ 35.00	\$ 140.00
Small generator set	8	0	0	8	\$ 4.62	\$ 36.96
2" Electric pump W/Acc.	8	0	0	8	\$ 2.76	\$ 22.08
3" gas pump W/Suction & Dis Charge	8	0	0	8	\$ 8.31	\$ 66.48
4" gas pump W/Suction	8	0	0	8	\$ 17.60	\$ 140.80
12' x 8' Trench Box	8	0	0	8	\$ 6.72	\$ 53.76
16' x 8' Trench Box	8	0	0	8	\$ 8.55	\$ 68.40
8' x 10' x 3/4" Steel Plate (daily rate)	2	0	0	2	\$ 30.00	\$ 60.00
8' x 16' x 1" Steel Plate (daily rate)	2	0	0	2	\$ 35.00	\$ 70.00
8' x 20' x 1" Steel Plate (daily rate)	2	0	0	2	\$ 42.00	\$ 84.00
Ford F-150 Pick-up	8	0	0	8	\$ 19.68	\$ 157.44
Ford F-350 Service Truck (GVW 16000)	8	0	0	8	\$ 28.77	\$ 230.16
Ford LS-8000 single axle dump W/Tag Along	8	0	0	8	\$ 46.24	\$ 369.92
Peterbilt Tractor W/50 Ton Low Boy	3	0	0	3	\$ 96.53	\$ 289.59
Peterbilt Tractor GVW 80000 W/20 Yd. Dump	5	0	0	5	\$ 91.67	\$ 458.35
Sub-Total Equipment						<u>\$ 3,805.06</u>

Material Used

	<u>Source</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Amount</u>
Subtotal Material	Stock	0	Ea.	\$ -	\$ -
15% Markup					\$ -
Sub Total Material Used					<u>\$ -</u>

AFFIDAVIT

This is to certify that the material entered on this force account bill which was taken from stock is shown at our cost.

John Neri Construction Co., Inc.

By

Nicholas Neri

TOTAL LABOR:	\$ 4,902.94
TOTAL EQUIPMENT EXPENSE:	\$ 3,805.06
TOTAL MATERIALS:	\$ -
TOTAL	\$ 8,708.00
Bond 0.75%	0.00
Plus 10% of Bond	0.00
Total Bill	<u>\$ 8,708.00</u>

Resident



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 08/24/15 07:00 PM
Department: Police
Department Head: Phil Norton
Category: Ordinance
Prepared By: William Holmer

SCHEDULED

ORDINANCE 6347

DOC ID: 1889

**Ordinance No. 6347-VC, An Ordinance to Amend Section 9-5-6
(Schedule F; Parking Prohibited at All Times) of the Village Code
Regarding Parking on Orchard Lane West of Lambert Road. (Police
Chief Norton)**

Background

The area of Orchard Lane west of Lambert Road is bordered by Village Green Park to the north, Village Green Baptist Church to the south, the Orchard Lane Townhomes to the west and the Village Links to the east. Currently, there are no parking restrictions on either side of Orchard Lane west of Lambert Road. During large events at Village Green Park, the parking lot can't accommodate the volume of cars, and the overflow moves to both sides of Orchard Lane.

Issues

The President of the Orchard Lane Townhome Association, Jim Bell, contacted the Police Department reference parking issues residents have been experiencing when the lot at Village Green Park is full. Vehicles have been parking on both sides of Orchard Lane west of Lambert Road making the road impassable. Townhome residents are also having difficulty backing out of their driveways due to vehicles parked directly across from their driveways. Staff at Village Green Baptist Church has also observed the issue caused by overflow parking. Staff reports that any potential restriction on Orchard Lane will not impact the church.

Recommendation

It is recommended that parking be prohibited on the north side of Orchard Lane west of Lambert Road to resolve the issue of vehicles parking on both sides of the street which makes the road impassable and creates difficulty for residents backing from their driveways. Restricting parking to one side of the street will create a safer environment for the residents as well as the people attending events at Village Green Park and the Village Green Baptist Church.

Attachments

I have attached the following items for your review:

- Draft ordinance making the north side of Orchard Lane west of Lambert Road "No PARKING".
- Google Map view of the area showing the location of the proposed parking restriction.

Please let me know if you have any questions.

Ordinance No. _____-VC

**An Ordinance to Amend Section 9-5-6 (Schedule F; Parking Prohibited at All Times)
of the Village Code of the Village of Glen Ellyn,
Regarding Parking on Orchard Lane West of Lambert Road**

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION ONE: Section 9-5-6 (SCHEDULE f; PARKING PROHIBITED AT ALL TIMES) of the Glen Ellyn Village Code is hereby amended by the addition of the following:

<u>Name Of Street</u>	<u>District</u>
Orchard Lane, north side	From the west line of Lambert Road to the north line of Turnberry Lane

SECTION TWO: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION THREE: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 20____.

AYES:

NAYS:

Ordinance 6347

Meeting of August 24, 2015

ABSENT:

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this _____ day
of _____, 20____.

Village President of the Village
of Glen Ellyn, Illinois

ATTEST:

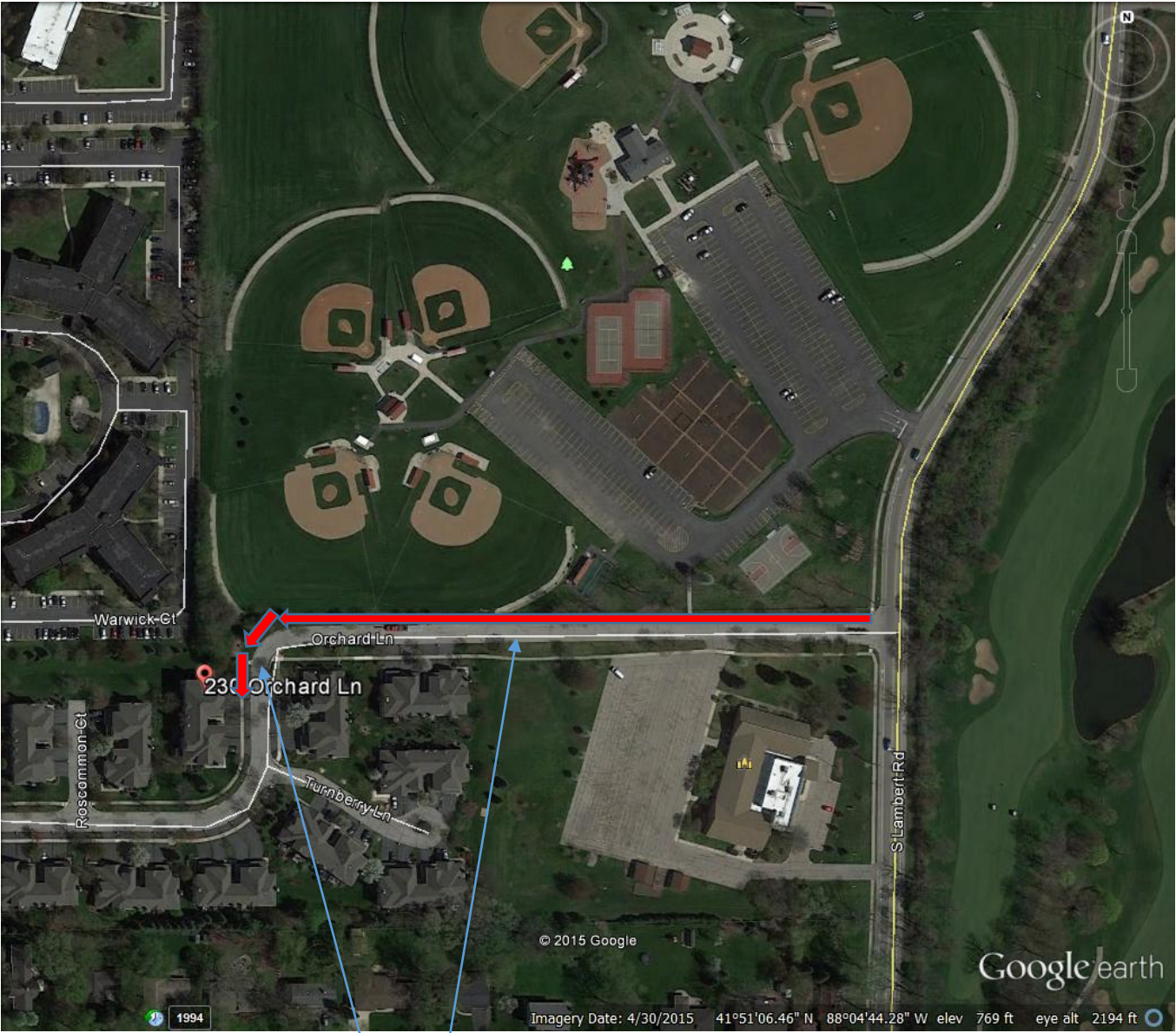
Village Clerk of the Village
of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the _____ day of _____, 20____.)

ATTACHMENTS:

- ORCHARD LANE - GOOGLE EARTH VIEW NO PARKING AREA 1 (DOCX)

ORCHARD LANE PROPOSED “NO PARKING” AREA



AREA MARKED IN RED WOULD BE DESIGNATED “NO PARKING” AT ALL TIMES.



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 08/24/15 07:00 PM
Department: Administration
Department Head: Al Stonitsch
Category: Contract
Prepared By: Al Stonitsch

SCHEDULED

AGENDA ITEM (ID # 1894)

DOC ID: 1894

Approve the award of a contract with G.E. Riddiford, of Arlington Heights, Illinois, for the flat roof replacement project at Fire Station #2, in the amount of \$106,285, plus a 3 percent project contingency (\$3,188.55), for a total contract amount not to exceed \$109,473.55, to be expensed to the Facilities Maintenance Reserve Fund. (Assistant Village Manager Stonitsch)

Background:

As part of the CY 2015 budget process, the Village Board authorized funding to replace the flat roof at Fire Station #2, 681 Taft Avenue. The roof was last replaced in 1991, and has several suffered intermittent leaks over the last couple of years due to its age. As part of this project, the Village commissioned The Garland Company's (Cleveland, OH) Chicago Area Manager, Jason Reed, to provide roof consulting services for the development of the project bid specifications and associated drawings (Attachment 1).

Issue:

On July 22, 2015, the Village solicited bids for the St. #2 flat roof replacement project, which included direct e-mails to approximately twelve qualified companies as well as publication of a legal notice in the *Daily Herald*. The Village opened sealed bids on August 10, 2015, and received eleven (11) total responsive submittals. As outlined in Table A, the bid pricing ranged from a low of \$106,285 to a high of \$176,600. Based upon staff's review, G.E. Riddiford submitted the lowest responsive bid at \$106,285.00.

TABLE A: August 10, 2015 Bid Tabulations for Fire St. #2 Roof Replacement	
Vendor	Bid Price
G.E. Riddiford (Arlington Hts, IL)	\$106,285.00
JL Adler Roofing (Naperville, IL)	\$112,940.00
Coleman Roofing, Inc. (Chicago Hts., IL)	\$114,781.00
Ridgeworth Roofing (Frankfort, IL)	\$128,775.00
CSR Roofing (Oak Park, IL)	\$134,999.00
Knickerbocker (Harvey, IL)	\$137,900.00
R.E. Burke Roofing Co. (Skokie, IL)	\$144,218.00
Elens & Miachin (Joliet, IL)	\$161,300.00
Waukegan Roofing Co. (Waukegan, IL)	\$163,900.00
DCG Roofing (Des Plaines, IL)	\$172,250.00
Combined Roofing (West Chicago, IL)	\$176,600.00

Staff consulted several references for G.E. Riddiford, and the responses were satisfactory. Additionally, the Village has previous experience with Riddiford, who as previously performed leak

repair/roof patching work at both St. #1 and St. #2---all of which was performed satisfactorily from staff's perspective. Notable past clients/projects for Riddiford include, but are not limited to, Chicago Federal Building (536 S. Clark), The Field Museum (Chicago, IL), Good Samaritan Hospital (Downers Grove), Caterpillar (Joliet) as well as several School Districts throughout Illinois.

Budget:

The CY 2015 Facilities Maintenance Reserve Fund has \$125,000 budgeted for this roof replacement project. The \$106,285, plus the recommended 3% project contingency (\$3,188.55) is well within budget.

Project Timeline:

Weather dependent, the project is slated to commence by mid-September 2015 with substantial completion occurring by the end of October 2015.

Recommendation/Action Requested:

Staff is recommending Board approval of a contract award with G.E. Riddiford (Arlington Heights, IL) for the flat roof replacement project at Fire Station #2, in the amount of \$106,285, plus a 3 percent project contingency (\$3,188.55), for a total not-to-exceed contract amount of \$109,473.55.

Attachments:

1. Drawings for St. #2 Roof Replacement Bid Packet

ATTACHMENTS:

- Drawings for St. #2 Flat Roof Replacement Bid Packet (PDF)

Village of Glen Ellyn

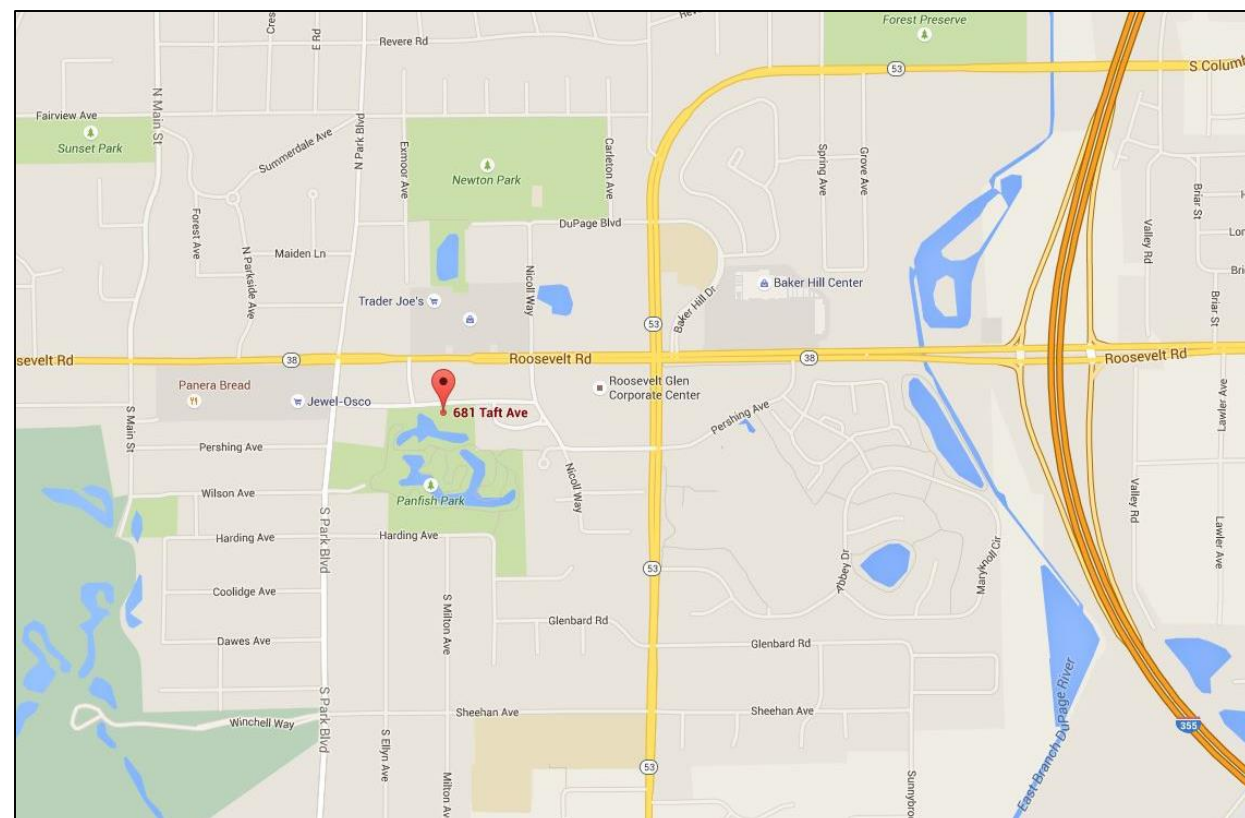
535 Duane St. | Glen Ellyn, IL



FIRE STATION #2 FLAT ROOF REPLACEMENT PROJECT



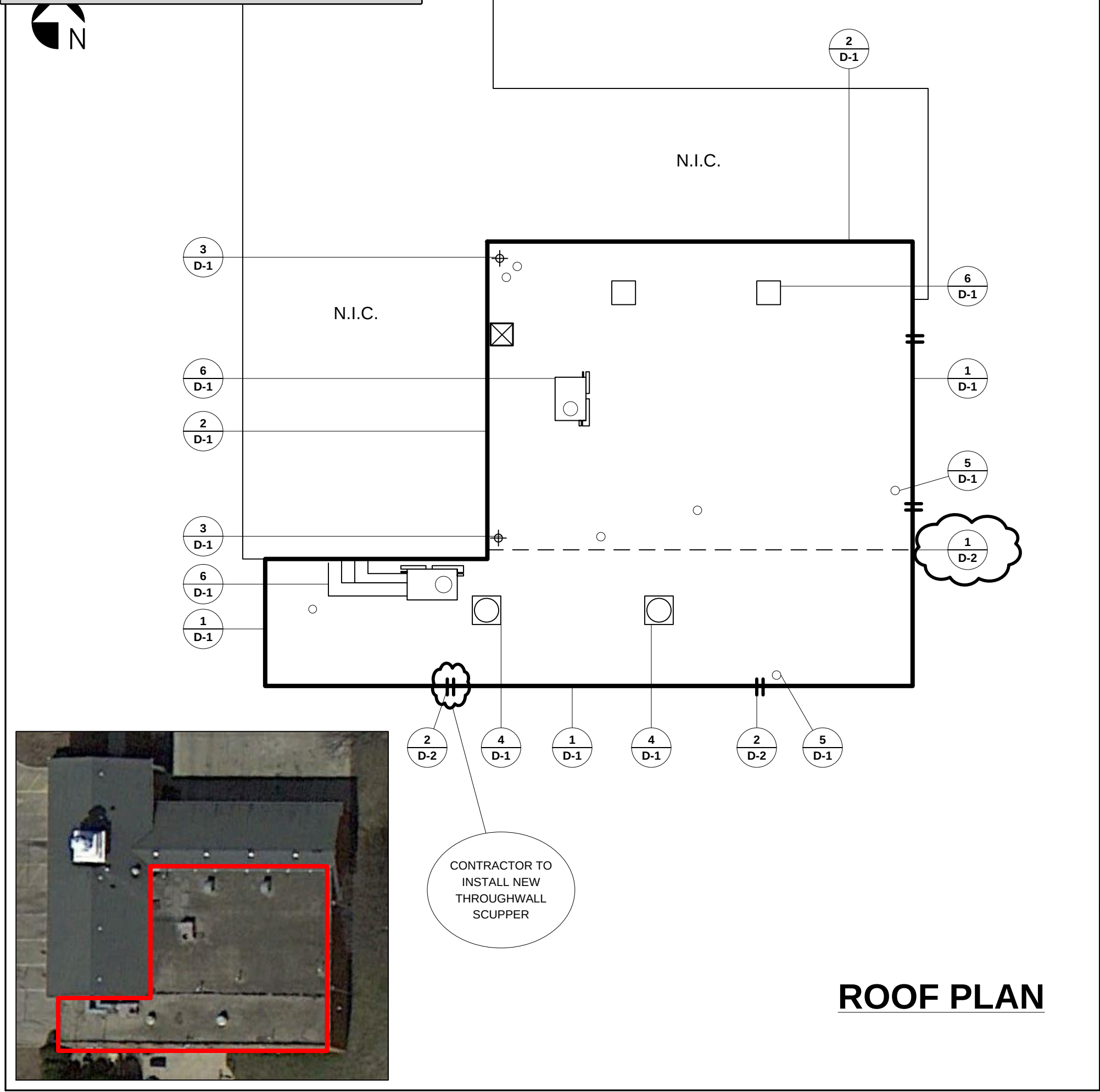
FIRE STATION #2
681 Taft Ave.



INDEX OF PAGES:

COVER SHEET
ROOF PLAN
DETAILS (D-1)
DETAILS (D-2)





1. Remove existing roof membrane assemblies down to structural metal deck (Approx. 46SQ).

2. Inspect and repair/replace any unsound metal decking. Owner must approve prior to repair.

3. Mechanically fasten (1) layer of 1.5" polyisocyanurate with staggered joints per 1-90 wind uplift requirements. Install taper polyisocyanurate with ¼" per foot slope set low rise Insulock HR insulation adhesive over base layer of insulation. Run along joints of insulation in continuous straight line, perpendicular to roof slope, with end joints staggered between rows.

a. Curbs may have to be raised based on new roof height to meet the minimum 8" from roof surface requirement. Electrical and gas lines are to be disconnected and/or raised to meet the requirements of the new roof system. Any associated work related to disconnecting and/or raising electrical and mechanical lines and equipment is the responsibility of the contractor.

b. Install tapered edge strips at perimeter edges of roof that do not terminate at vertical surfaces.

4. Install 8' x 8' drain sumps, saddles, and crickets. Install gravel guards (pitch dams), with granular surface SBS modified bitumen target membrane at each drain. Coat each drain target membrane with specified fibrated aluminum coating at 2 gal/SQ (two coats). Install saddles behind all roof penetrations.

5. Install .5" Densdeck Primed or Securock Gypsum-Fiber directly to polyisocyanurate insulation in Insulock HR insulation adhesive per FM requirements.

6. Install 1-ply HPR Torch base sheet directly to primed dens deck.

7. Install 1-ply of specified fiberglass and polyester reinforced modified bitumen cap sheet directly to the base sheet in staggard fashion.

8. Membrane flashings & strippings: (1) ply of HPR Torch base , followed by (1) ply of mineral surfaced fiberglass and polyester reinforced (Styrene Butadiene-Styrene) rubber modified membrane, all membranes torch grade. All flashings should be three coursed with mastic and mesh and then coated with 2gal/100sf of aluminized coating.

9. Install No. 5 roofing gravel in a flood coat of Black Knight Cold at a rate of 5.0 gallons/square.

10. Install ½:12" saddles between all drains.

11. Install new 24-ga. Kynar-coated steel coping cap where indicated on drawings.

12. Install new 24 ga Perimeter edge metal, flashings and trim, per primary roofing manufacturer's recommendations.

13. Paint drain baskets with Oil based Enamel in Bright Red. Replace any drain rings and baskets that are broken, missing, or plastic.

14. Paint all gas lines with Oil based Enamel in Safety Yellow.

LEGEND

REVISION CLOUD

DRAIN

ROOF TOP UNIT

VENT PIPE/HEAT STACK

SCUPPER

EXHAUST FAN

ROOF HATCH

CURB

TAPERED SADDLE

THE GARLAND COMPANY INC.

3800 EAST 91st STREET - CLEVELAND, OHIO 44105-2197

PHONE (800) 321-9336 / FAX (216) 641-0633

VILLAGE OF GLEN ELLYN

FIRE STATION #2

GLEN ELLYN, IL

JOB NUMBER:

DATE:

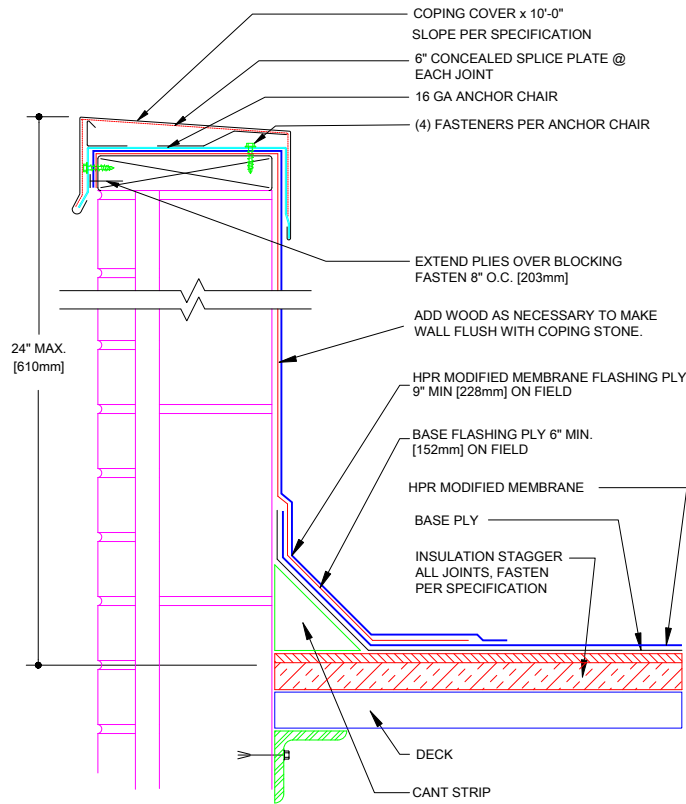
OF

SHEET:

VISION:

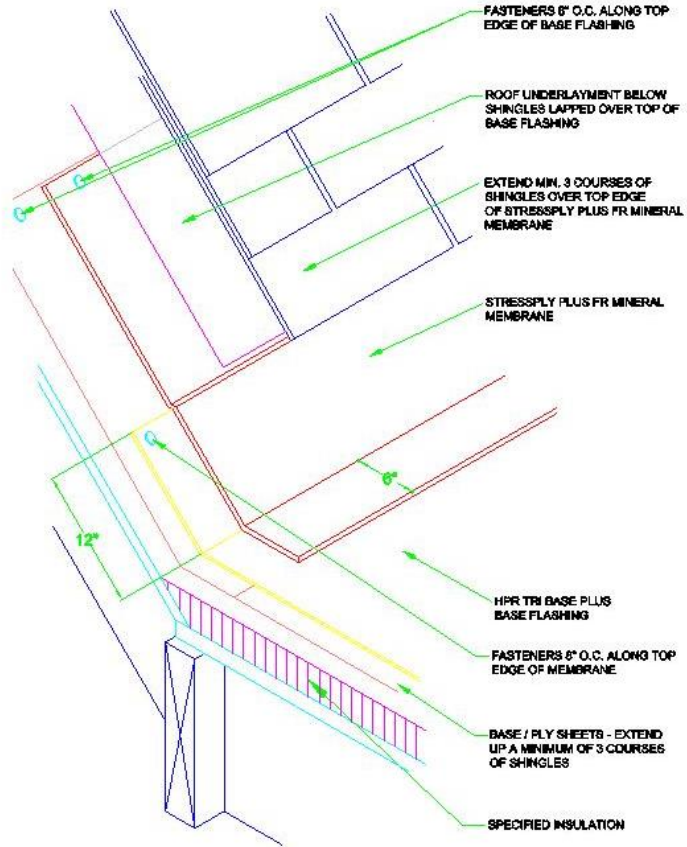
ROOF PLAN

Packet Pg. 169



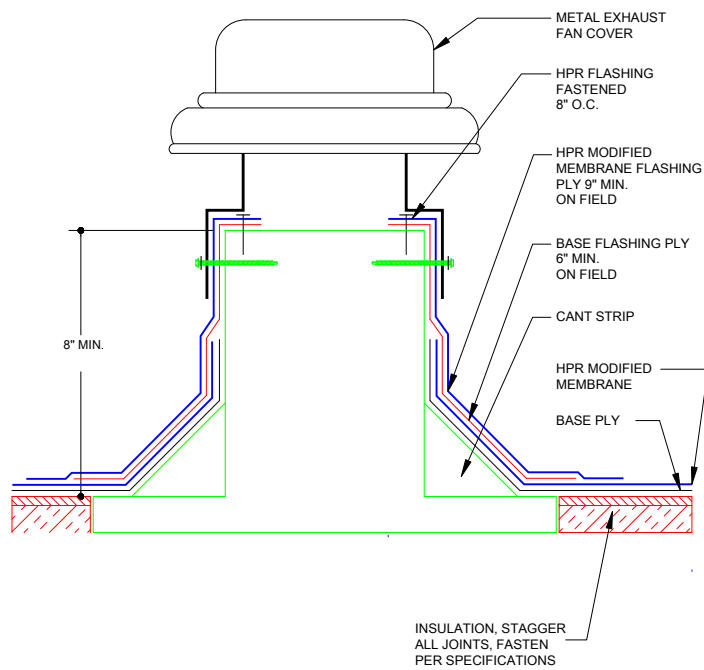
1
D-1

PARAPET WALL W/ COPING CAP



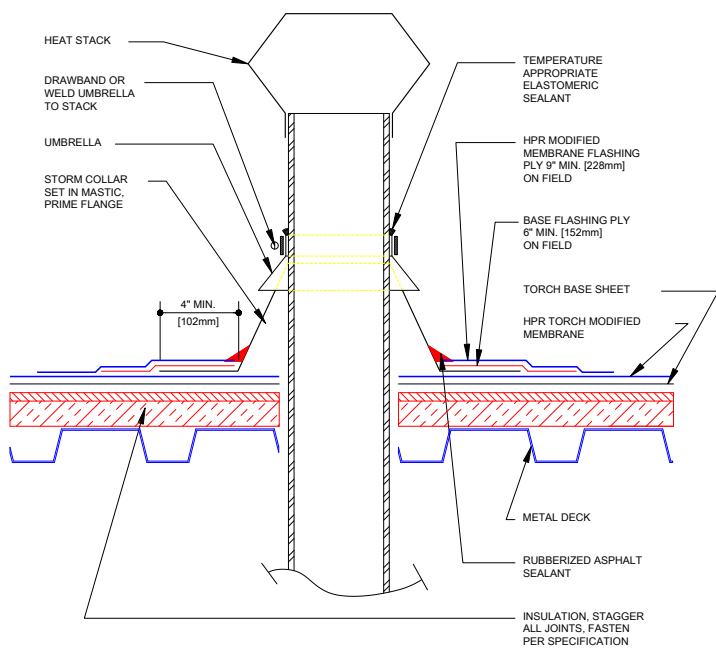
2
D-1

MODIFIED BITUMEN TO SHINGLE
TRANSITION



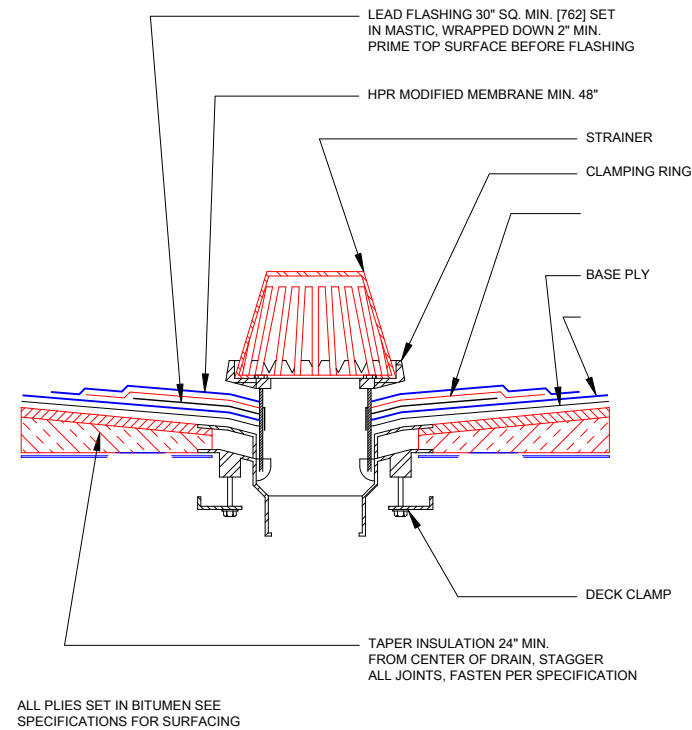
4
D-1

EXHAUST FAN



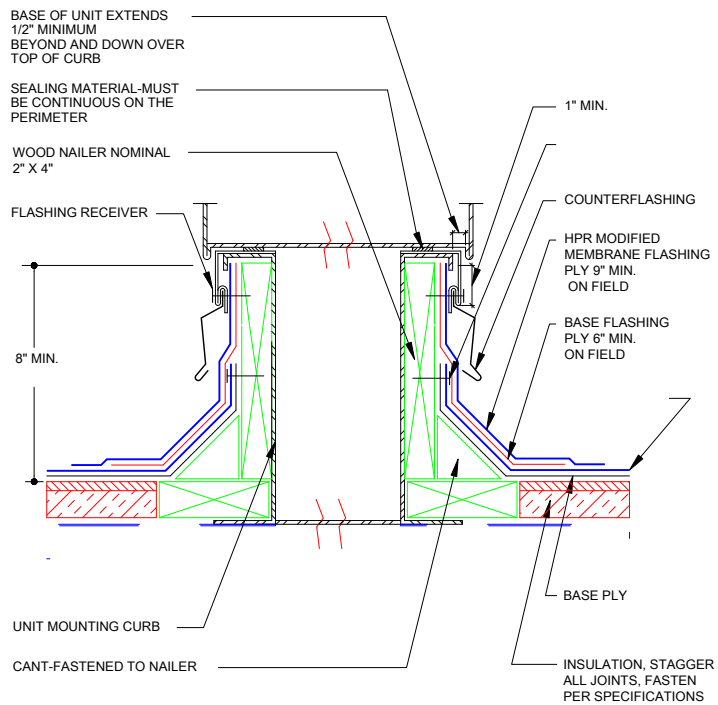
5
D-1

HEAT STACK



3
D-1

ROOF DRAIN

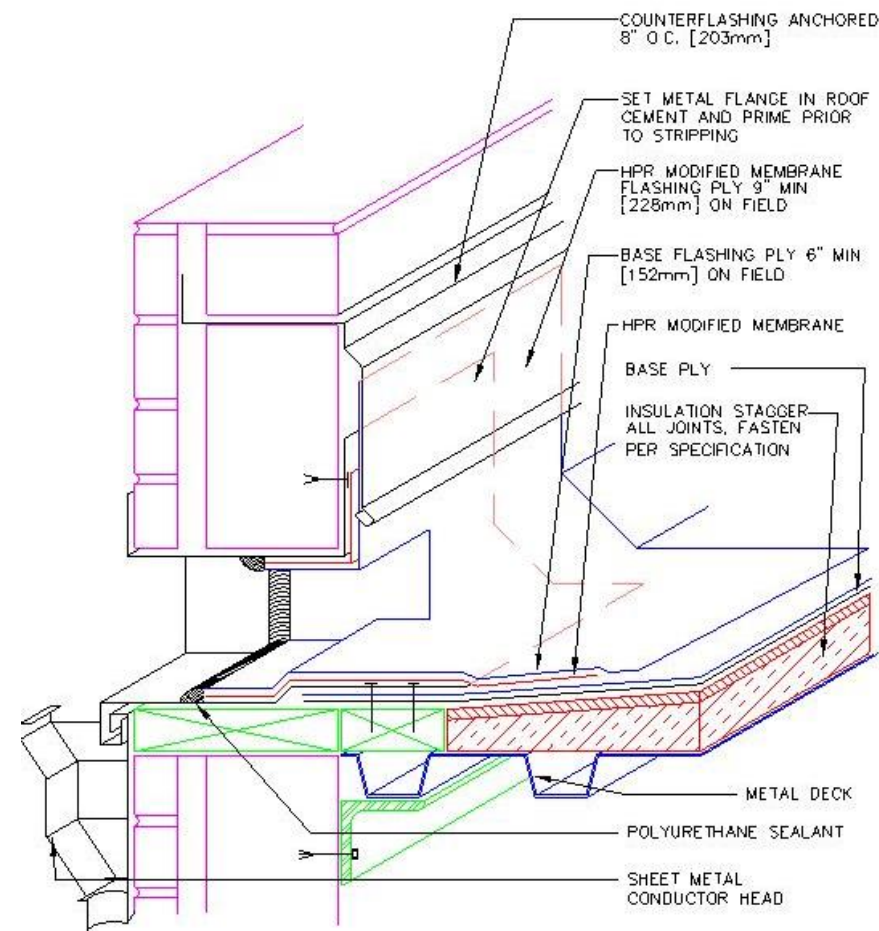


6
D-1

CURB/ROOF TOP UNIT FLASHING



F.10.a



2
D-2

THROUGH WALL
SCUPPER



VISION:

DETAILS (D-2)



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 08/24/15 07:00 PM
Department: Administration
Department Head: Al Stonitsch
Category: Award
Prepared By: Meredith Hannah

SCHEDULED

AGENDA ITEM (ID # 1890)

DOC ID: 1890 A

Approve Facade Improvement and Downtown Retail Interior Improvement Awards for 530 Pennsylvania Avenue.

Background

Staff has been working with Liz Mager for over a year on opening a chocolate shop, Stam Chocolatier, in downtown Glen Ellyn. Stam would be an extended family store or franchise business. Originally slated for a lease option on Crescent Blvd next to Sign of the Whale, Ms. Mager soon deemed the expenses necessary for the interior improvements including HVAC upgrades and necessary Phase III power updating, priced her out of a rental option. The costs associated with these improvements made it clear that she wanted to be investing in her own property rather than someone else's.

After much searching and long negotiations, Ms. Mager secured a contract to buy the property at 530-534 Pennsylvania Avenue in November 2014. The property that has two businesses, Coldwell Banker and Chevaux Salon as well as over 5,000 square feet of vacant space. The vacant space has been available for over four (4) years, since Karmis Carpet closed in March 2011. The property owners no longer reside in the area and have not been strong advocates for property maintenance or business partnerships for possible new businesses to move into the space.

As Ms. Mager has gone through the process of due diligence and is finalizing with the seller's the removal of an underground tank at the site and a phase II environmental study, she is also finalizing her plans for the building improvements.

Originally, Ms. Mager chose the building for the home of Stam Chocolatier, her vision was to divide the 5,000 square feet of vacant store front into two spaces, one for Stam and another for a new retail business. After numerous conversations with the real estate broker for the site and studies of available properties, she is confident that she will be able to find a sustainable business for a 2,500 square foot space.

Award Background

The Downtown Retail Interior Improvement Award and Façade Award Programs were created to facilitate the private sector in making interior improvements that encourage new retail businesses or the retention of existing retail businesses in the Village. Approved projects are eligible for up to a maximum of \$15,000 for façade and additionally interior improvements based on the following award scale per program:

Investment			Award
Low		High	
\$ 2,000.00	up to	\$ 3,499.00	\$ 1,000.00
\$ 3,500.00	up to	\$ 4,999.00	\$ 1,750.00
\$ 5,000.00	up to	\$ 7,499.00	\$ 2,500.00
\$ 7,500.00	up to	\$ 9,999.00	\$ 3,750.00

\$ 10,000.00	up to	\$ 12,499.00	\$ 5,000.00
\$ 12,500.00	up to	\$ 14,999.00	\$ 6,250.00
\$ 15,000.00	up to	\$ 17,499.00	\$ 7,500.00
\$ 17,500.00	up to	\$ 19,999.00	\$ 8,750.00
\$ 20,000.00	up to	\$ 22,499.00	\$10,000.00
\$ 25,000.00	up to	\$ 27,499.00	\$12,500.00
\$ 27,500.00	up to	\$ 29,999.00	\$13,750.00
\$ 30,000.00	up to	+	\$15,000.00

The Village Board approved \$100,000 for the Award programs (including the Downtown Interior Program, Façade Improvement Program and Fire Prevention Assistance Program) as part of the CY 15 annual budget. Five other awards have been approved by the Village Board, there is \$36,250 in available funds remaining. However, only \$12,500 has been paid out to date and frequently the reimbursement process takes time and these projects extend into the next fiscal year. In addition, only \$12,500 was reimburse in SY14, so these award requests ebb and flow from one year to the next. Depending on timing of requests and reimbursements as well as the decision with this agenda item, a budget amendment may be necessary.

Issues

Ms. Mager has been working with the Small Business Development Center (SBDC) at College of DuPage to fine tune her business plan both for the property ownership as well as for STAM. Her efforts with the SBDC have also assisted with her bank loan for the purchase of the building and necessary improvements, including but not limited to: HVAC, fire alarm/sprinkler system, electrical service upgrades, and restroom facilities for the two new spaces. As you'll see attached, she has clearly outlined her sources of income, personal & bank and is still seeing a financial gap in her funding.

On August 12, 2015, Ms. Mager submitted the applications for the Façade and Downtown Interior Award Requests. Ms Mager outlined the initial façade improvement cost estimates to be \$419,748.00; Ms. Mager is requesting \$40,000.00 in Façade Award funds and \$80,000.00 in Interior Award funds.

Downtown Retail Interior Improvement Award Issues

The goal of the Village of Glen Ellyn Downtown Retail Interior Improvement Award Program is to strengthen the downtown shopping district by attracting new retail businesses, restaurants and by assisting existing retailers with eligible expansion plans in the downtown commercial district. Service businesses like art studios, fitness uses must include 25% of floor space of retail to be eligible. The program supports structural improvements and will not support decorative improvements. Additionally, applicants must plan to install a minimum of \$2,000 of material improvements.

Staff recognizes the following eligible interior award improvement costs outlined/identified in the application:

New 8" Water Service Line	\$ 24,500.00
---------------------------	--------------

Rough Plumbing - Underground	\$ 10,000.00
Electrical Distribution Panels	\$ 16,000.00
Sprinkler System	\$ 18,000.00
Demising & Partitioned Walls	\$ 23,000.00
HVAC	\$ 24,000.00
Electrical system	\$ 12,000.00
Total eligible expenses	\$127,000.00

Ms. Mager is creating two (2) new retail spaces from the existing vacant 5,000+ sq ft portion of the building. Where the Downtown Interior Award Program allows for financial assistance for each new retail space, staff is considering half of the \$127,000.00; per space or \$63,750.00 in eligible costs per new retail space. Based on the parameters of the program established by the Village Board, each new retail space could be eligible for \$15,000.00 or \$30,000.00. Ms. Mager is requesting \$80,000.00 in interior award funds.

These improvements are consistent with the intent of the Award program. Staff will require an executed 3-year lease with a retail or restaurant tenant with Ms. Mager's reimbursement documentation for each space prior to the issuance of any Award funds.

Façade Award Issues

Façade Improvement Awards are available to all commercial properties in the Village. Eligible applicants include the owners of commercial buildings or commercial businesses. Work which qualifies for assistance through the Façade Improvement Award includes improvements to the exterior of a building which are visible from the public right-of-way and are permanent structural improvements. Eligible improvements include significant façade enhancements, new window systems or frame replacement and repair (excluding broken glass), exterior doors, exterior lighting, restoration of original architectural features, exterior building materials for building additions, or other permanent exterior enhancements to property consistent with the architectural integrity of the building and the Village's Appearance Review Guidelines. Additionally, applicants must plan to install a minimum of \$2,000 of material improvements.

Staff recognizes the following eligible façade improvement costs outlined/identified in the application:

Kneewall, storefront entry system\$ 45,000.00	
Hand Railings	\$ 3,500.00
Doors (Exterior)	\$ 4,500.00
Exterior Hard Canopy	\$ 5,000.00
Exterior Ceiling	\$ 7,500.00
Total eligible expenses	\$ 65,00.00

Ms. Mager is creating two (2) new retail spaces from the existing vacant 5,000+ sq ft portion of the building. Where the Façade Award Program allows for financial assistance for each new retail storefront, staff is considering half of the \$65,000.00; per space or \$32,500.00 in eligible costs per new retail space. Based on the parameters of the program established by the Village Board, each

new retail space could be eligible for \$15,000.00 or \$30,000.00. Ms. Mager is requesting \$40,000.00 in interior award funds.

These improvements are consistent with the intent of the Award program. Staff will require an executed 3-year lease with a retail or restaurant tenant with Ms. Mager's reimbursement documentation for each space prior to the issuance of any Award funds.

Proposal

Ms. Mager has been made aware of the various award programs the Village has and staff has discussed with her the following possible scenario:

1. Divide existing vacant 5,000 square feet space to create two (2) new retail spaces including updating the HVAC, walls, electrical service upgrades and two new sets of ADA accessible restrooms per space. Concepts are attached.

Possible Assistance: Downtown Interior Improvement Award Program, \$15,000 per retail space, up to \$30,000

2. Create two (2) new entrances to the two new retail spaces including improvements to bring the front entrance in a bit and allow for outdoor seating outside, new windows and new ADA accessible doors. Concepts are attached.

Possible Assistance: 2 Façade Improvement Awards: \$15,000 per retail space, up to \$30,000

This proposal outlines a possible total assistance value of up to \$60,000, and offers Ms. Mager some financial relief. While a \$60,000 investment by the Village shows a very strong public/private partnership, the level of maintenance put into the building and the general disrepair that Ms. Mager is inheriting has put her in a position to be asking the Board to consider additional assistance.

Based on the costs Ms. Mager has outlined to date, an approximately \$60,000 financial gap remains. She is asking the Village Board to consider an additional \$60,000.00 or a total of \$120,000.00 in financial assistance.

Funding

The TIF District is still growing and has not accumulated much incremental revenue to date, so this is not a reliable funding option at this point. As approximately \$36,250.00 is remaining this fiscal year (see attached summary), the Village Board may need to approve a budget amendment to cover the additional costs based on timing of this potential award project and future requests.

Action Requested

The Village Board may approve Ms. Mager's request for a \$80,000.00 Downtown Interior Award and a \$40,000.00 Facade Improvement Award for the two (2) retail spaces (total of \$120,000); OR approve a \$30,000.00 Downtown Interior Award and a \$30,000.00 Facade Improvement Award for the two (2) retail spaces (total of \$60,000); OR approve a different Award amount; OR choose to deny the request.

Agenda Item (ID # 1890)

Meeting of August 24, 2015

Attachments

1. 530 Pennsylvania Award Applications
2. Award Budget Summary

ATTACHMENTS:

- 530 Pennsylvania Ave Interior and Facade Award Applications (PDF)
- Mager & Company 530 Pennsylvania Avenue Plans and Financial Information (PDF)
- Award Budget Summary 08-18-15 (PDF)

VILLAGE OF GLEN ELLYN
Retail Façade Improvement Award

REQUIRED SUBMITTALS WITH APPLICATION:

- Current digital photos of all building facades visible from the public right of way which will receive improvements
- A schematic drawing with enough detail to depict the proposed improvements
- Signed vendor contract(s) with detailed costs for each proposed improvement (excluding ineligible portions of improvements, e.g. lettering on awnings)
- Consent from the building owner for proposed improvements, by signature on the attached form
- Completed IRS Form W-9 Request for Taxpayer Identification Number and Certification
- A narrative as outlined below:
 - Description of proposed facade work including information about the proposed building materials and methodology for proposed changes.
 - Description of your business and the related industry.
 - Features and advantages of your product and how improvements sought will improve the business and/or Village.
 - Credentials and experience of business owner.
 - Any unusual or expected difficulties or hardships in making the proposed improvements.

BUSINESS OWNER INFORMATION:Business Owner Name: ENIZABETH MAGUEHome Address: 1401 COWHILL CTBusiness Name: MAGUE & COMPANY

Business Address: _____

Business Phone: 630 862 5155 Fax: _____Home Phone: _____ Email: EAMAGUE523@GMAIL.COM

If tenant, what is the expiration date of your current lease? _____

If buyer under contract or tenant, who is the property owner? GNOCIA STODSDILL

Property Owner Name: _____

Property Owner Address: _____

Property Owner Phone: _____ Property Owner Fax: _____

Property Owner E-mail: _____

DESCRIPTION OF PROPOSED IMPROVEMENTS

MAGYRE COMPANY IS A REAL ESTATE BUSINESS THAT
PURCHASES, DEVELOPS & LEASES COMMERCIAL BUILDINGS
IN THE DOWNTOWN BUSINESS DISTRICT OF BIRMINGHAM.
THIS PRIME BUILDING HAS BEEN 1/2 VACANT FOR
3 YEARS + ADDING OUTDOOR SEATING BY RECESSING
THE FRONT & PLAYING UP THE ART DECO ARCHITECTURE
WILL APPEAL TO A "WALKING" DOWNTOWN

ITEMIZED ACTIVITY DESCRIPTION

COST

<u>10. KNEEWALL, SIDE FRONT ENTRY & SIGN</u>	<u>45,000</u>
<u>11. HAND RAILINGS</u>	<u>3,500</u>
<u>13. DOORS (EXTERIOR) & HARDWARE</u>	<u>4,500</u>
<u>14. EXTERIOR PAINT</u>	<u>5,000</u>
<u>15. EXTERIOR CEILING</u>	<u>7,500</u>
_____	_____
_____	_____
_____	_____

TOTAL PROJECT COST:

\$419,748 / \$65,500

AMOUNT OF AWARD REQUESTED:

\$40,000

APPLICATION CERTIFICATION

I, the undersigned, certify that I have read the program description and requirements for the Village of Glen Ellyn Retail Façade Improvement Award. I certify that all information provided herein is true and accurate to the best of my knowledge. I understand that the improvements described in this application must receive all required permit approvals from the Village of Glen Ellyn prior to the commencement of construction.

Furthermore, I, the undersigned, my successors and assigns, hereby agree to save and hold harmless the Village of Glen Ellyn and any of its employees, officers and directors from all cost, injury and damage to any person or property whatsoever, any of which is caused by an activity, condition or event arising out of the performance, preparation for performance or nonperformance of any project improvement included in my award application. The above cost, injury, damage or other injury or damage incurred by or to any of the above shall include, in the event of an action, court costs, expenses of litigation and reasonable attorneys' fees. I understand that if my business closes or moves out of the Village of Glen Ellyn within 3 years I will be required to repay the Village in an amount as described on page 3 of the award packet.

Applicant Name (PRINT)

Applicant Signature

Date: _____

CONSENT FROM PROPERTY OWNER (Required if different from Applicant)

ELIZABETH MAYER

Property Owner Name (PRINT)

Elizabeth M Mayer

Property Owner Signature

Date: 8/11/2015

*****Office Use Only*****

Application is: _____Approved _____Denied

Village President

Date

Economic Development Coordinator

Date

VILLAGE OF GLEN ELLYN
Downtown Retail Interior Improvement Award

REQUIRED SUBMITTALS WITH APPLICATION:

- Signed lease, committing to minimum of a 3-year lease term is required for all new and relocating businesses (if a lease has not yet been signed, disbursement of the approved funds will be contingent on the Village receiving a signed lease).
- Signed vendor contract(s) with detailed costs for each proposed improvement.
- Consent from the building owner for proposed improvements, by signature on the attached form.
- Digital photos depicting the interior areas where proposed improvements will take place.
- Completed IRS Form W-9 Request for Taxpayer Identification Number and Certification
- A narrative or current Business Plan that addresses the following:
 - Description of your business and the related industry.
 - Features and advantages of your product and how improvements sought will improve the business and/or benefit Village.
 - List any unusual or unexpected difficulties faced in making the proposed improvements or completing the work.
 - Credentials and experience of business owner.
 - Market research and analysis including a definition of your current or anticipated customers and where they come from. May also include information on future customer markets as a result of interior improvements (i.e. will improvements attract new customers).
 - Describe or demonstrate why these improvements would not take place "but for" the award program.

BUSINESS OWNER INFORMATION:

Business Owner Name: ELIZABETH MAGER

Home Address: 1401 Cob Hill Ct

Business Name: _____

Business Address: _____

Business Phone: 630 802 5955 Fax: _____

Home Phone: _____ Email: EAMAGER523@GMAIL.COM

If tenant, what is the expiration date of your current lease? _____

If buyer under contract or tenant, who is the property owner? GLORIA SODGSILL

Property Owner Name: _____

Property Owner Address: _____

Property Owner Phone: _____ Property Owner Fax: _____

Property Owner E-mail: _____

DESCRIPTION OF PROPOSED IMPROVEMENTS

THIS BUILDING HAS A PROMINENT PRESENCE BECAUSE
OF THE SEPARATION FROM THE REST OF THE BUILDINGS.
MAICK & COMPANY EXPECTS TO BRING 2 NEW
RETAIL OR RESTAURANT EXPERIENCES TO WEN
ELYN BY 1ST QTR 2016 BY INVESTING IN 530
PENNSYLVANIA AVE PROPERTY. THIS REDEVELOPMENT
IS A \$1.3 MILLION INVESTMENT.

ITEMIZED ACTIVITY DESCRIPTION

	COST
<u>6. NEW 8" WATER SERVICE</u>	<u>\$24,500</u>
<u>7. ROUGH PLUMBING - UNDERGROUND</u>	<u>\$10,000</u>
<u>8. ELECTRICAL DISTRIBUTION PANELS</u>	<u>\$16,000</u>
<u>9. SPRINKLER SYSTEM</u>	<u>\$18,000</u>
<u>12. DEMISING & PARTITIONED WALLS</u>	<u>\$23,000</u>
<u>16. HVAC</u>	<u>\$24,000</u>
<u>32. ELECTRICAL</u>	<u>\$12,000</u>

TOTAL PROJECT COST:

AMOUNT OF AWARD REQUESTED:

\$419,748 / \$127,500
\$80,000

APPLICATION CERTIFICATION

I, the undersigned, certify that I have read the program description and requirements for the Village of Glen Ellyn Downtown Retail Interior Improvement Award Program. I certify that all information provided herein is true and accurate to the best of my knowledge. I understand that the improvements described in this application must receive all required permit approvals from the Village of Glen Ellyn prior to the commencement of construction. I further understand all eligible improvements identified in support of the award are permanent fixtures and will remain with the building.

Furthermore, I, the undersigned, my successors and assigns, hereby agree to save and hold harmless the Village of Glen Ellyn and any of its employees, officers and directors from all cost, injury and damage to any person or property whatsoever, any of which is caused by an activity, condition or event arising out of the performance, preparation for performance or nonperformance of any project improvement included in my award application. The above cost, injury, damage or other injury or damage incurred by or to any of the above shall include, in the event of an action, court costs, expenses of litigation and reasonable attorneys' fees. I understand that if my business closes or moves out of the Village of Glen Ellyn within 3 years I will be required to repay the Village in an amount as described on page 3 of the award packet.

Applicant Name (PRINT)

Applicant Signature

Date: _____

CONSENT FROM PROPERTY OWNER (Required if different from Applicant)

ELIZABETH H. MAYER

Property Owner Name (PRINT)

Edie Sabath H. Mayer

Property Owner Signature

Date: 8/11/2015

*****Office Use Only*****

Application is: _____ Approved _____ Denied

Village President

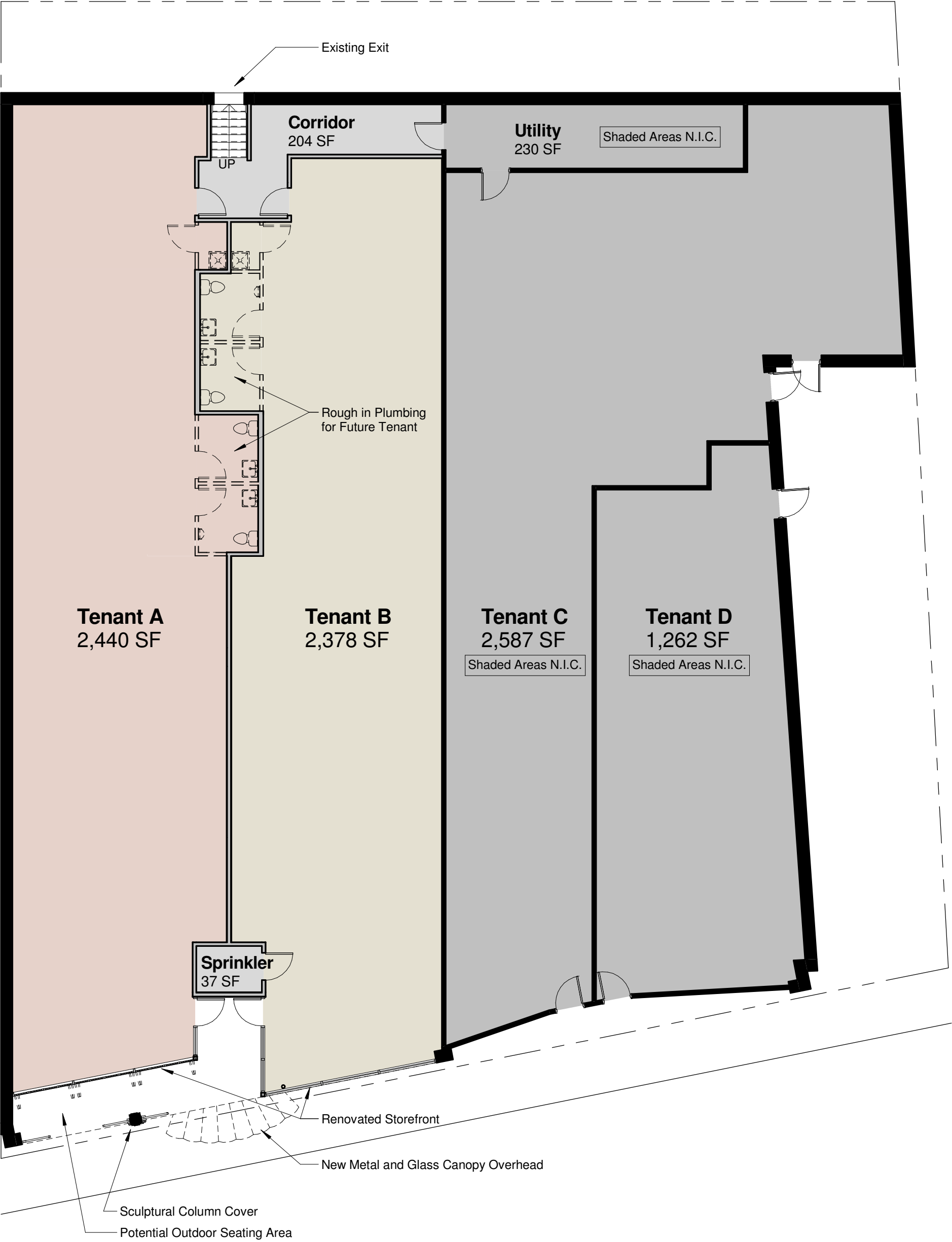
Date

Economic Development Coordinator

Date



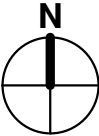
Conceptual Rendering of Storefront Renovation



Demising Plan for 530 Pennsylvania Avenue

Chocolaterie Stam
530 Pennsylvania Avenue
Glen Ellyn, Illinois 60137
Elizabeth Mager

 **INTERSECTSTUDIO**
ARCHITECTURE INTERIORS DESIGN-BUILD
1825 College Avenue, Suite 130 Wheaton, IL 60187
630.260.1177 t 630.690.9473 f intersectstudio.net



© Copyright Intersect Studio, Inc. 2015
DATE: 07/27/15
PROJECT NUMBER: 485
SHEET:  **Packet Pg. 184**

Mager & Company

A Property Management Company

Executive Summary

Today, Americans have become a “retail centric culture”. While strip malls, social media and the internet provides a forum to inform and sell to the masses, this cannot replace the personal connection consumers need, providing a strong purpose and opportunity for a downtown commercial development project.

Small businesses have always been the backbone of America. Other communities are seeing evidence that walking downtowns will prosper and grow with the right investments, modernization and support.

Mager & Company is a real estate business that purchases, develops and leases commercial buildings in the charming downtown business district of Glen Ellyn. The company is structured as a C corporation with Elizabeth Mager as President and CEO. Liz brings over 22 years of experience in senior level positions at McDonalds, in addition to tenure at Kraft Foods and GTE. She has a strong team in place with proven entrepreneur and business development skills to execute on this business plan.

There are few buildings in downtown Glen Ellyn area with the ability to provide almost 10,000 square feet of retail or restaurant space in such a prominent location. This plan is to repurpose the vacant space of 5500 square feet in the building while keeping the original architecture, combined with a new look. 530 Pennsylvania is going to add some excitement to the current streetscape.

This prime space has been vacant for over 5 years. Adding outdoor seating by recessing the front of the building and playing up the art deco architecture with “art nouveau” details will appeal to the audience expected by Glen Ellyn locals. Adding windows that can open up to the outside seating will further enhance the experience. The natural 6 barrel roof trusses and the 16 foot ceilings could be a great atmosphere for the right restaurant business.

The following three key factors were necessary to make this proposed plan successful for downtown Glen Ellyn.

1. Teams/Execution – Liz has spent the past year and a half cultivating new relationships within the Glen Ellyn community to understand what she needs to make this development successful and aligned with the goals of the Village of Glen Ellen. The team includes her bank for financing, her architect, key members of the Village, and the Small Business Development Center. Mager & Company is now in a position to lead this effort, with financing and a project team in place to bring this building to life.

2. Timing (in the marketplace) –The timing is now as other DuPage communities are engaged in similar revitalization efforts to modernize downtown areas. These efforts are expected to lure young families to downtowns that will thrive and grow and stay abreast of consumer changes. Glen Ellyn is characterized as a traditional neighborhood. It is land locked by the city of Chicago and so it attracts a certain personality type with similar lifestyles. The biggest demographic grouping is referred to as “urban squires” with twice the national average level of college educated residents and professional jobs. These consumers show significant spending in home remodeling projects, foreign and domestic travel to eating out at a range of restaurants. This group knows how to enjoy life to the fullest.
3. Idea “Truth” Outlier - Investing in walking downtowns. You don’t need to go on vacation to have a “mini-vacation like experience”. Today’s well educated consumer knows... you can have it right down the street or a short train ride from downtown Chicago. This mindset will draw many consumers to downtown Glen Ellyn. The economy is on the mend and heading in steady, yet positive growth. People are spending more, but choosing “wisely”. They are looking for more unique, local experiences to share and round out their lives.

This location has a prominent presence in the downtown area because of the separation from the rest of the buildings. In addition, its classic’s style is timeless and fits well with the existing character of Glen Ellyn. Mager & Company expects to bring 2 new retail or restaurant experiences to Glen Ellyn by investing in the 530 Pennsylvania property.

This redevelopment project will require a \$1.3M investment, with Mager & Company assuming 90% of this investment risk. Liz is seeking a 10% commitment from the Village of Glen Ellyn as a pledge of support in the downtown revitalization effort, and seeking funds in the amount of \$135K. This will demonstrate support from the Village to help the business owner improve the building façade and modernize the destination to attract 2 new retail spaces to Glen Ellyn in January of 2016

Financial projections suggest that (restaurant or retail) generating \$2,040,000 in sales per year, or \$40,000 per week creates additional revenue for the Village of \$20,400 per year.

Company Overview

Mager & Company will be a real estate business for the purpose of purchasing and leasing a commercial building in the charming downtown business district of Glen Ellyn. The company will be structured as a C corporation and will be known as Mager & Company with Ms. Mager acting as the president of the business.

Today, Americans have become a “retail centric culture”. While strip malls, social media and the internet provides a forum to inform the masses, this cannot replace the personal connection we need as a society. Our downtowns not only have the capability, but the history to fulfill our human needs to create a lasting relationship with others. By renovating & improving our downtowns, they can become the catalyst to once again provide an experience and bridge the gap between friends and family we so desperately need as a society.

The subject property was originally built in 1961 as a Jewel. Today, it has been developed as a multi-tenant retail building containing a gross building area of 9,372 square feet located on an 11,847 square foot site. The property is generally located on the north side of Pennsylvania Avenue between North Main Street on the East and Western Avenue on the west, and has a common address of 530-534 Pennsylvania Avenue, in the village of Glen Ellyn, Illinois. It is also identified by the DuPage County Assessor's office as parcel numbers 05-11-113-011 and 05-11-311-012.

The subject neighborhood is considered to be commercially oriented comprising the central business district of Glen Ellyn fronting Pennsylvania Avenue, an area heavily populated with attorney offices and condominium developments and mixed use retail establishments.

There have been several new businesses within a block of this building that add more than a “shopping experience” to the downtown Glen Ellyn in the last several years. Marcel's provides not only high end cookware, but teaches cooking classes featuring top chef's to engage the community in the eating experience. A Toda Madre is a restaurant that provides an opportunity for the customer to interact with the staff by providing unusual combination of ingredients in the entrée's. As a new diner, you can't help but ask questions about the menu! And The Village of Glen Ellyn is responding to these types of business experiences. They are unique, provide an experience in buildings that have been modernized for today's consumers. Liz welcomes the opportunity to bring 2 new retail experiences to Glen Ellyn by investing in the 530 Pennsylvania property.

Elizabeth Mager

In addition to her tenure at Kraft Foods and GTE, Ms. Mager also worked for McDonald's Corporation over 22 years. Although McDonald's is widely recognized as a hamburger company, the little known fact is that McDonald's is primarily a real estate company. The company is second to the Catholic Church in real estate holdings in the USA. Working for McDonalds you begin to understand...location, location, location!!! While at McDonald's she worked extensively with the corporate & regional departments forming relationships with the real estate directors, construction directors and legal teams to understand the business processes required to purchase real estate for future restaurants. Learning to navigate the subculture, taking the time to develop relationships and truly understand the needs of her business customers, she was able to create many innovative

solutions that were widely adopted throughout the McDonald's system. She continues to rely on these same skills and experiences in creating a business of her own today.

Her entrepreneur business skills allow her to craft a vision. Her sense of execution allows her to simplify the task to enable others to focus. Combine this with her stubborn underlying perseverance and ability to collaborate -- her ideas and energy take hold. She grows a business.

Target Market

In order to determine the target market for my building, Liz has been working with the SBDC of COD and the Economic Development team of Glen Ellyn. Each have provided two excellent sources of demographic information: LandScape Segmentation report and the Household Quick Facts Report from the Nielsen Company. Each of these reports provides insights of the consumers located specifically within the 1 – 3 mile trade area of the 530 Pennsylvania property.

The LandScape segmentation system is the most advanced neighborhood based market segmentation systems in the US. It is comprised of two elements: 15 groups of 72 segments. The core strength of the segmentation systems are the diverse data sets that create insights into the personality needs, capabilities and characteristics (e.g. financial, age, education and preferences) for making better decisions. Market segmentation helps businesses discern the difference between how customers appear vs. how they act by collecting information to answer the following questions:

- Who are they?
- What do they look like?
- What do they need?
- How do they act?
- What do they buy?
- When do they need it?
- When do they want it?

Of the 118,000 living in the 3 mile radius of 530 Pennsylvania, 52 % fall into the following 4 segments: Urban Squires, Sitting Pretty, Managing Business and Hard Act to Follow. The Urban Squires make up 50% of the 52% and falls into the crème de la Crème market group (Urban neighborhoods with residents that measure far above average in all traditional classifications, including income and education). This group is the most successful a veritable of who's who of the classic American Dream. You'll find not only 50 something Empire Builders, but many other 30- and 40- year olds who enjoy the best of the "good life". The general demographic is as follows: Married, Household income \$70K - \$90K, Urban, College Educated with a White Collar job.

Although customers can have the same demographic that makes them look alike, they behave quite differently with how they spend their time and income. The general preference overview for the **Urban Squire** defined in the resource manual is as follows:

"With a segment dominated by 30 somethings earning a very good living it should come as no surprise that Urban Squires show significant spending in all categories. From a wide number of home remodeling projects, to foreign and domestic travel, to eating out at a range of restaurants, this group know how to enjoy life to the fullest. Despite fair amount of dining out, this group ranks high on grocery store shopping. That's most likely where they

purchase Chock Full O Nuts ground coffee, which is their highest ranking item at three and a half time the national average. Their leisure activities include museums and live theater. They spend generously on home remodeling projects such as new bathrooms and kitchens. While they are well insured, they don't need to spend a lot on medical care, since they are still in the prime of lives. But they also take care of themselves through a wide range of sports activities, from yoga to ice skating, to kayaking. Urban Squires' media selection range from two daily newspapers per day to outdoor magazines, to the Bravo channel. They are too busy to sit still for daytime TV programs. "

The next two segments Charmed Life and Sitting Pretty fall into the group defined as Urban Cliff Climbers. These residents are described as urban neighborhoods that represent the definitive "working class". They are young and in pursuit of their individual American dreams! They too enjoy life to the fullest and have many trips domestically and abroad. They tend to be a little younger than the national average and are in the prime of their lives with above average purchases of business clothing for their white collar jobs. They have above average purchases of children's items showing there are kids at home. They also strive to be solid citizens, owing to their higher than normal average membership in religious organizations. When they are ready to relax after a productive day at work, you'll find these residents enjoying a wide range of media selections from ABC.com to the Oxygen channel to religious radio stations.

The Household Facts Report prepared by the Nielsen Company compares consumer expenditures to retail sales providing the reader with an opportunity gap or surplus. Below is only 39% of the opportunity gap for the total retail sales expenditures within a 1 mile radius. The retail expenditures continue to increase as the trade area expands to 3 mile radius.

Retail Store	3 Mile Opportunity Gap	5 Mile Opportunity Gap
Grocery Stores	\$20,216,477	\$173,208,051
Specialty Food Stores	\$2,185,746	\$32,148,454
Miscellaneous Store Retailers	\$5,619,470	\$62,212,223
Foodservice & Drinking Places	\$15,124,475	
General Merchandise Stores	\$34,934,190	\$154,210,686
Furniture & Home Furnishings	\$5,727,647	
Total	\$83,808,005	\$421,779,414

Did you know that Glen Ellyn is 6.61 square miles? When the trade area radius for the Nielsen report extends to 5 miles, the opportunity gap begins to close with regard to Foodservice & Drinking Places and Furniture & Home Furnishing stores. This suggest the consumers ARE spending these kinds of retail dollars. However, they may be venturing to other towns to spend them. Regardless, the data supports there are still gaps of \$173M for grocery stores, \$32M for specialty foods, \$62M for miscellaneous retail stores, \$154M in general merchandise stores for a total of \$421M of retail expenditures to be captured.

This is potentially \$4.2 M of lost sales tax dollars for the Village of Glen Ellyn.

530 – 534 Pennsylvania

SUBJECT PHOTOGRAPHS



SOUTH, FRONT, AND EAST, ELEVATIONS OF THE SUBJECT



SOUTH, FRONT AND WEST, SIDE, ELEVATIONS

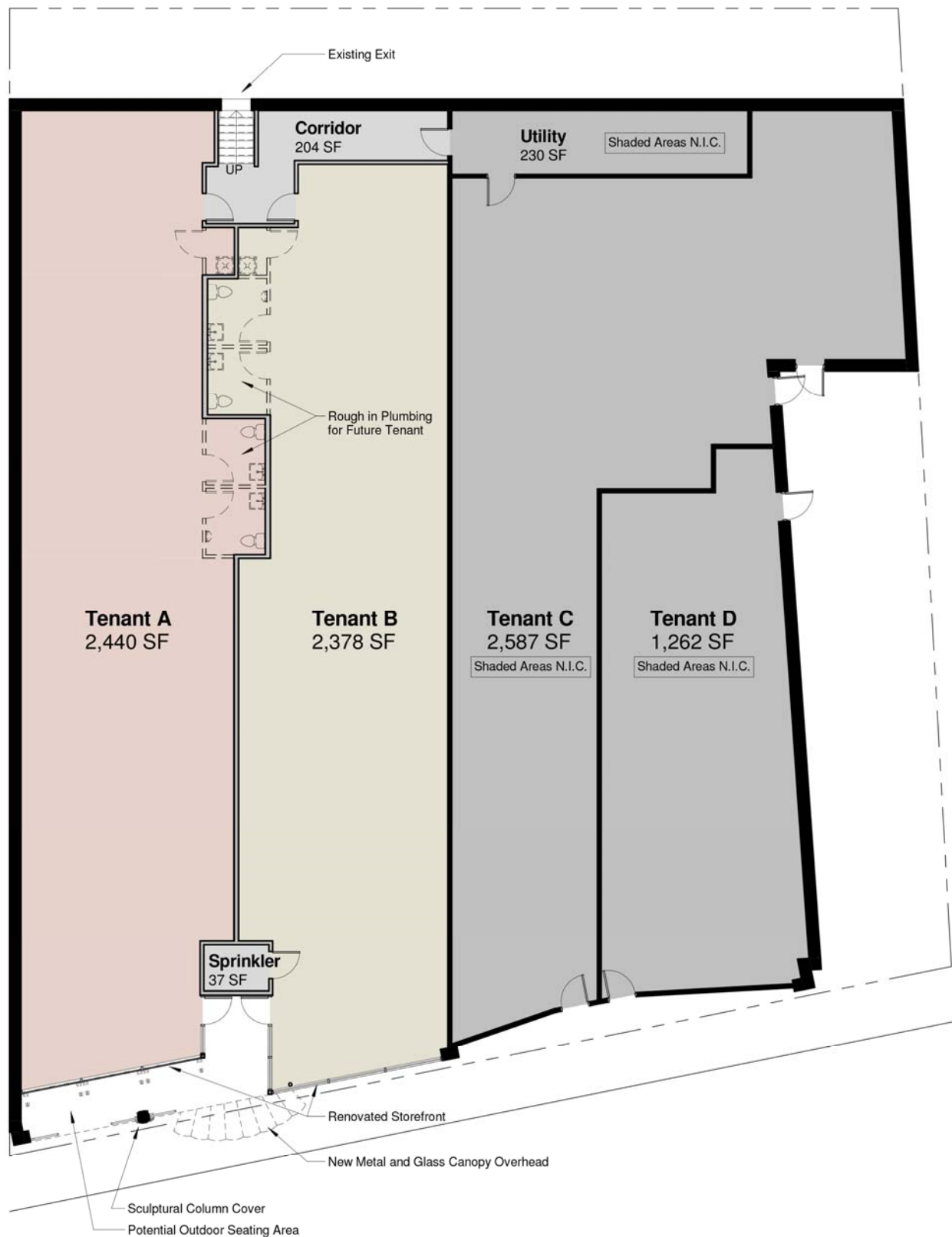
The building will be modernized and renovated to provide prime retail spaces. Liz will be an active building owner in the community participating in the Chamber of Commerce, Alliance, The Rotary, other building and business owners. She expects tenants to facilitate the growth of town of Glen Ellyn.

She will be providing retail spaces in the downtown business area. The building has 9,372 gross square feet of space and it will be divided as follow:

1. One newly renovated retail unit of 2,265 square foot space with recessed outdoor café seating.
2. One newly renovated retail unit space of 2,396 square feet.
3. Chevex Salon would remain in their current space of 2,587 square feet.
4. One retail space of 1,262 square foot space currently occupied by Coldwell Banker. Liz is currently working with another “retail client” who is interested in leasing the space.

Below is a proposed rendering for the vacant space and proposed floor plan:





Renovation Costs

Liz has engaged the services of CBC, Inc. to help her deliver on the architectural and build out for this project. They have become part of her team. Early on they helped assess the needs of this building. They worked closely with her to form a realistic renovation budget and developed an excellent architectural concept/design. Liz is confident they can help her deliver every detail of construction.

Through our initial working sessions, the team has aligned on ideas, preferences and needs as part of design solution. Their multi-discipline team approach architect, engineer, financier, and construction manager have demonstrated how they will work side by side with her through every stage of the project.

CBC uses the following 3 step process:

1. Feasibility and master planning,
2. Plans and specifications
3. Construction.

During the feasibility & master planning phase, needs are surveyed, expectations are articulated and priorities are set. A financial structure is planned along with the building concept.

Plans are developed with active participation of the team. We are working together under an “open book” policy. This allows better control of cash flow and borrowing options with the schedule and construction budget. Building options will be analyzed and costs managed closely.

Plans and color graphics are prepared for zoning presentations. Architectural and engineering plans are prepared for bidding, permits and construction. Complete construction general contracting is provided.

See the page below for a preliminary estimate for the base building work we have completed to date.

Base Building Work	Lower	Expected	Higher
Demo Asphalt, Interior & Exterior	\$ 15,000.00	\$ 18,000.00	\$ 30,000.00
Interior Demolition	\$ 4,000.00	\$ 7,500.00	\$ 10,000.00
New 8" Water Service	\$ 22,500.00	\$ 24,500.00	\$ 37,500.00
Rough Plumbing - Underground	\$ 16,650.00	\$ 18,500.00	\$ 22,200.00
Electrical Distribution Pannels	\$ 19,513.00	\$ 21,681.00	\$ 26,017.00
Sprinkler System	\$ 16,261.00	\$ 18,068.00	\$ 21,681.00
Knee wall, Storefront Entry System	\$ 35,000.00	\$ 45,000.00	\$ 55,000.00
Handrailings	\$ 2,500.00	\$ 3,500.00	\$ 4,500.00
Partition Wall	\$ 29,500.00	\$ 33,600.00	\$ 37,440.00
Doors & Hardware	\$ 4,000.00	\$ 4,500.00	\$ 5,000.00
Exterior Canopy	\$ 4,000.00	\$ 5,000.00	\$ 6,000.00
Exterior Ceiling	\$ 5,000.00	\$ 7,500.00	\$ 9,000.00
HVAC	\$ 39,528.00	\$ 43,920.00	\$ 52,704.00
RTU Screening	\$ 5,000.00	\$ 7,500.00	\$ 15,000.00
North Wall - Drainage issue	\$ 3,500.00	\$ 5,000.00	\$ 7,500.00
General Conditions, Supervision etc	\$ 7,500.00	\$ 10,000.00	\$ 13,000.00
Subtotal Site Work	\$ 229,452.00	\$ 273,769.00	\$ 352,542.00
CBC Contingency 5%	\$ 11,472.60	\$ 13,688.45	\$ 17,627.10
CBC Indirect Overhead Fee 6%	\$ 13,767.12	\$ 16,426.14	\$ 21,152.52
Value of the work	\$ 254,691.72	\$ 303,883.59	\$ 391,321.62
CBC Profit Fee 3%	\$ 7,640.75	\$ 9,116.51	\$ 11,739.65
Total Cost of Construction	\$ 262,332.47	\$ 313,000.10	\$ 403,061.27
Developer Soft Costs			
Civil Engineering - NA			
Land Surveying - NA			
Building Permits Allowance - by owner 1%	\$ 2,546.92	\$ 3,038.84	\$ 3,913.22
CBC Step I - Planning Fee	\$ 7,500.00	\$7,500.00	\$7,500.00
CBC Step II - Arch & Engineering 7%	\$17,828.42	\$21,271.85	\$27,392.51
Total Soft Costs	\$ 27,875.34	\$ 31,810.69	\$ 38,805.73
Total Project Cost	\$ 290,207.81	\$ 344,810.78	\$ 441,867.00

Competition

Liz will start with a critical competitive edge: there are very few buildings with the same visibility, available retail space and architectural details of this building. It is located in the heart of downtown Glen Ellyn. Although the building is located just outside the core retail zone, it is located in the core service zone. This building is more prominent than others in the downtown area because of the separation from the rest of the buildings. Its unique separation makes the space more defined and therefore more visible. One valuable component of the character of the building is the art deco style of the outside. Liz plans to enhance and capitalize these building features. Classic style is timeless and this style is classic for Glen Ellyn.

Other building owners in downtown Glen Ellyn would be her primary competition. There are relatively few vacancies in the downtown area. Properties seem to be changing hands with newer owners starting to take over older properties in an effort to revitalize the downtown. However, many of the buildings are older and in need of significant upgrades in their infrastructure.

Below are the listings currently available in downtown Glen Ellyn on LoopNet.com as of today. You will see there are only 4 listings with 2 offering less than 1,000 square feet:

Premium Listings

1



516 NORTH MAIN

Glen Ellyn, IL

RETAIL SPACE FOR LEASE IN GLEN ELLYN High visibility along N. Main Street in downtown Glen Ellyn provides an ideal location in a robust bus...

- 435 - 547 SF
- \$14.26 - \$25.52 /SF/Year
- 2 Spaces
- 1,500 SF Bldg
- Street Retail

1



Glen Ellyn Building

Glen Ellyn, IL

Prime retail location! Downtown Glen Ellyn retail space for rent in the heart of downtown at 483 North Main Street. This charming building i...

- 2,240 SF
- \$18 /SF/Year
- 1 Space
- 2,240 SF GLA
- Neighborhood Center



460 N MAIN STREET

Glen Ellyn, IL

OFFICE - RETAIL SPACE FOR LEASE IN DOWNTOWN GLEN ELLYN 460 NORTH MAIN presents office/retail space the heart of Glen Ellyn, Illinois. High...

- 465 - 955 SF
- \$22.50 /SF/Year
- 2 Spaces
- 24,876 SF Bldg
- Office Building

1



[Downtown Glen Ellyn Store Front](#) Snapshot

Glen Ellyn, IL

3600 SF divisible retail space in downtown Glen Ellyn Shopping District. Could be retail, office or restaurant. 1/2 block from Metra Station...

- 1,800 - 3,600 SF
- \$19.50 /SF/Year
- 2 Spaces
- 3,600 SF GLA
- Neighborhood Center

The building owners in Glen Ellyn have a great opportunity. They need to partner with local government and retail tenants to help increase market share for down town Glen Ellyn.

Differentiation

There are very few buildings in downtown with the ability to provide almost 10,000 square feet of retail space in such a prominent location. Liz's plan is to repurpose the vacant space in the building while keeping the original architecture. Adding outdoor seating by recessing the front of the building and playing up the art deco architecture with "art nouveau" details to appeal to the artistic audience of Glen Ellyn locals. Adding windows that can open up to the outside seating would further enhance the experience. The natural 6 barrel roof trusses and the 16 foot ceilings could be a great atmosphere for the right restaurant business. Consumer today want old to look new!

Parking is a big issue in downtown Glen Ellyn. 530 Pennsylvania would lend itself to valet parking for a dining establishment. Combining valet parking with outdoor seating and the open architecture would be a prime location for an upscale casual restaurant, gastro pub or micro-brewery. All would appeal to the Glen Ellyn residents. No other building in downtown Glen Ellyn can combine these features. Liz will be an active partner with her business tenants providing the best building to help them be successful.

The Village board needs the right sized investor who share a common vision and business goals for developing downtown of Glen Ellyn. Large developers firms are attractive as they have the significant resources. However, they do not seem to have enough awareness to be able to connect with the town. Smaller business owners do not have enough resources to provide the

necessary capital and are not capable of seeing the bigger picture. The investor with the right size portfolio and business background would be best choice.

In addition, as a building owner, Liz wants to maintain a strong working relationship with the board and her tenants to expand the bigger picture for the village by striving to achieve the following objectives:

- Attract, retaining or expand businesses to increase the economic base
- Attract new business to high priority redeveloped sites.
- Investing in development projects that enhance the streetscape and pedestrian experience and improve the vitality of the area by adding interest and activity on the first floor of the commercial buildings.
- Attract high priority and unique business to the Village that improve the overall mix of uses.
- Invest in the building with 5500 square feet of retail space which has been vacant for the past 5 years.
- Provide a higher quality architectural treatment than the market will bear to further improve the aesthetics of the existing property value.
- Increase the available retail space to further the Village's reputation as a destination for shopping or dining, cultural events & entertainment

Marketing Plan

There are many forums that can be leveraged to acquire renters. The traditional forums of commercial MLS, leasing websites and LinkedIn are avenues she will utilize. Building relationships by networking & participating within the community organizations or fund raising and working as a team to support other business owners are equally important. These relationships cannot be under estimated. As a building owner, Liz will stay vigilant as to consumer trends. Continuous communication and learning will allow her to keep my building fully leased.

Liz will focus on providing high-quality and modernized retail spaces to attract the best tenants. She believes a clean and well maintained building is always an asset. She will market to tenants who expect the same. As a building owner, she believes you must plan to reinvest in a property as well as plan for ongoing maintenance. By saving a little bit each year, she will plan for these types of expenses. She has these expenses built into her 10 year projections.

By working together with the Small Business Development Center of COD and the Village of Glen Ellyn Economic Development, Liz will continue to look to identify and engage tenants with solid business skills. By being selective, she raises everyone's game and in the long run will build the best for the Village of Glen Ellyn. As a community, we should be creating an environment where we have a waiting list of business who want space.

Pricing

According to the Chicago Retail 4th Quarter 2014 Retail Marketview, retail vacancy continues to fall while rents are trending upward slightly. Presently in the subject's Far West Suburbs retail submarket the vacancy rate is approximately 11.2% with average lease rental rates within the range of \$16.55 to \$19.94 per square foot as shown in the chart below:

Submarket	# of Properties	Gross Building (Sq. Ft.)	Vacant Area (Sq. Ft.)	Vacancy Rate (%)	Average Asking Lease Range (\$/Sq. Ft./Yr)	
					LOW	HIGH
Far N.W. Suburbs	79	13,395,828	1,048,150	7.9	14.28	17.70
N.W. Suburbs	90	14,574,525	2,014,261	13.8	19.26	21.66
Far North Suburbs	47	8,525,082	1,144,827	13.7	13.86	19.58
North Suburbs	52	9,415,144	554,893	5.9	19.10	21.44
Far West Suburbs	139	21,595,716	2,409,533	11.2	16.55	19.94
West Suburbs	41	8,227,148	427,969	5.2	12.97	19.11
City North	55	8,147,482	340,108	4.2	20.01	23.88
City South	39	4,815,172	431,044	7.2	22.80	22.66
Far S.W. Suburbs	50	8,990,219	639,446	7.1	15.19	20.93
S.W. Suburbs	54	8,642,031	609,524	7.1	15.21	17.33
South Suburbs	42	6,478,959	1,146,140	18.0	12.45	14.83
Home County	61	11,495,110	1,101,889	9.4	14.89	18.21
Total	749	125,638,556	11,919,804	9.5	16.18	19.52

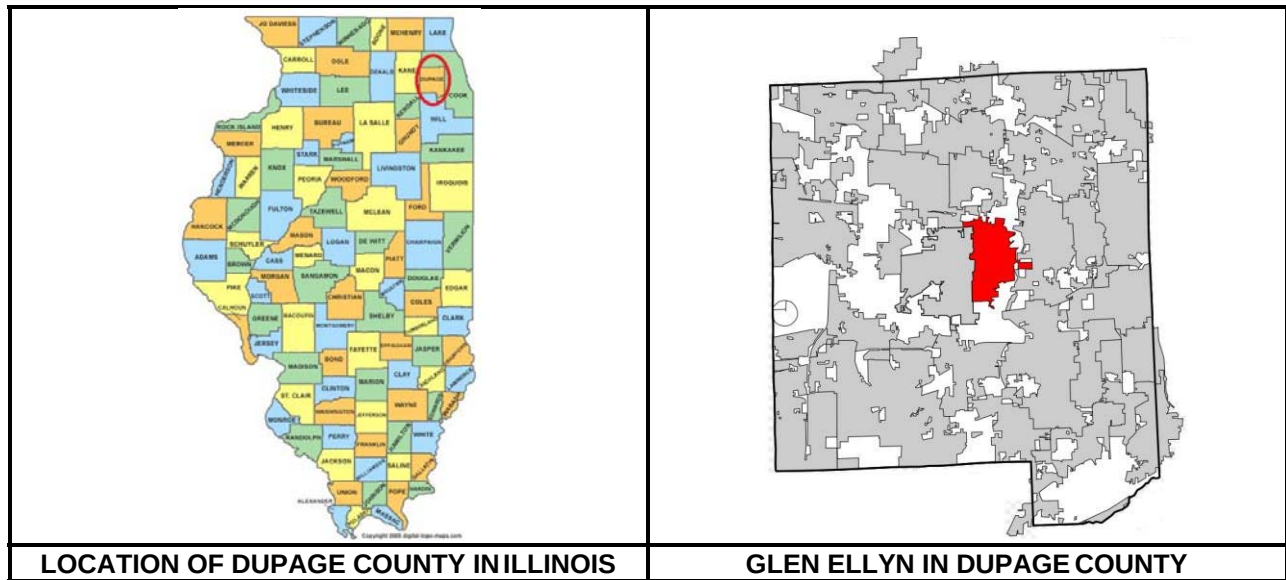
Source: CBRE Chicago Retail 4th Quarter 2014 Retail Marketview

The subject property is appraised in this section “As Complete and Stabilized” and is close to full occupancy in its present condition with tenants in place and good prospects for the vacant space. It would unreasonable to use a market vacancy rate of 11.2% as shown above for the subject property as it is located in the central business district of Glen Ellyn and is considered in this analysis to be in renovated condition. Also, our tour of the subject's neighborhood revealed little in terms of additional vacant space to compete with the subject property. **It is our opinion that a vacancy rate of 5% is appropriate for the subject due to its occupancy and location along with a 2% credit loss factor reflecting the non- credit nature of the tenants.**

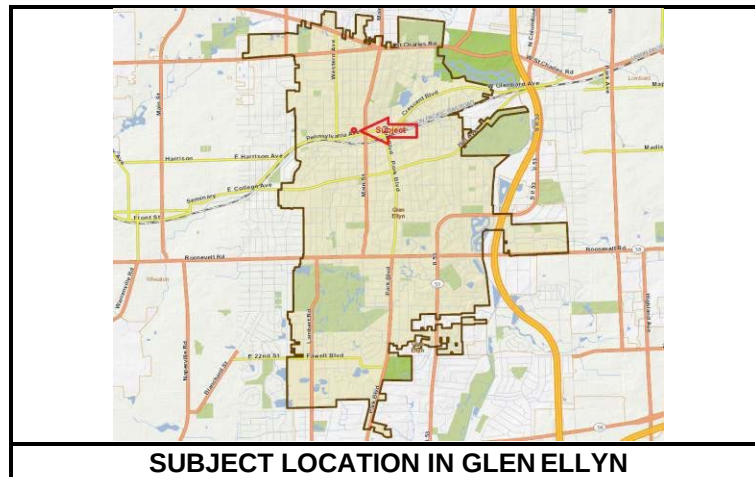
MARKET POTENTIAL

AREA / NEIGHBORHOOD ANALYSIS

The Subject is located in Glen Ellyn, DuPage County, Illinois. Chicago, located in Cook County, is center of the Chicago Metropolitan area. DuPage County is located west and adjacent to Cook County which borders Lake Michigan. Glen Ellyn is a village in the central portion of DuPage County, Illinois. Two major toll roads along the village's eastern boundary, I-355 in 1989 and south of the city what is now referred to as I-88 in 1958, facilitated its access to the rest of Chicago metropolitan area. Glen Ellyn has developed into an attractive Chicago suburb with many diverse businesses located in DuPage County including Molex, Office Max, Devry Inc., Tellabs and the Dover Corp. The location of DuPage County in the State of Illinois as well as the approximate location of the Glen Ellyn within DuPage County is shown on the following maps



The subject is located in the central business district of Glen Ellyn as shown on the following map.



The subject neighborhood is considered to be commercially oriented comprising the central business district of Glen Ellyn fronting Pennsylvania Avenue, an area heavily populated with attorney offices and condominium developments and mixed use retail establishments.



Glen Ellyn is an affluent city in Milton Township just east of the community of Wheaton which is the county seat of DuPage County, Illinois, United States. Glen Ellyn is located approximately 25 miles west of Chicago and Lake Michigan.

Population:

In an effort to tailor our demographics with respect to the subject property's location we have obtained a custom demographic report from the FFIEC Geocoding/Mapping System for the subject's census tract, 8422, which indicates that the population for the subject's tract is 4,510 individuals. In addition the median 2014 estimated MSA/MD/non-MSA/MD Median Family Income was \$76,300 while the 2014 Estimated Tract Median Family Income was \$114,328, somewhat higher than the 2010 Tract Median Family Income of \$108,182.

Population by Age:

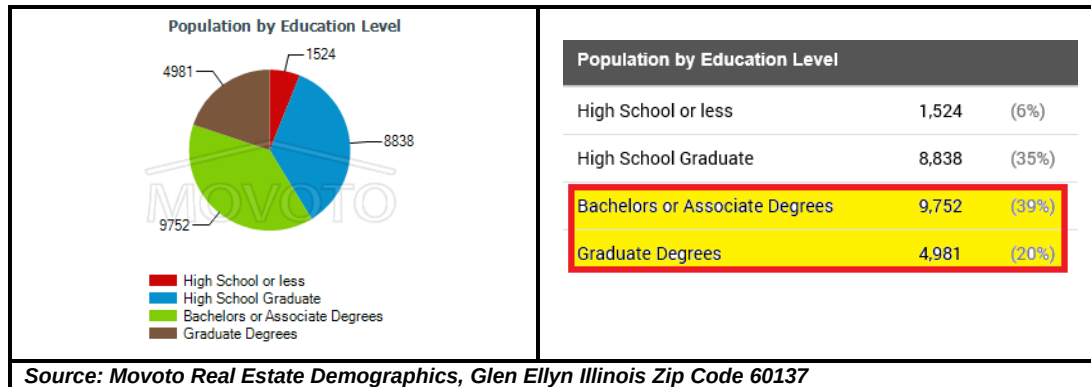
Population by Age

Age Group	Population	Percentage
6 Years Old or Under	4,160	(11%)
7 to 18 Years Old	6,842	(18%)
19 to 24 Years Old	1,975	(5%)
25 to 39 Years Old	8,019	(21%)
40 to 64 Years Old	12,988	(34%)
65 Years Old or Over	4,088	(11%)

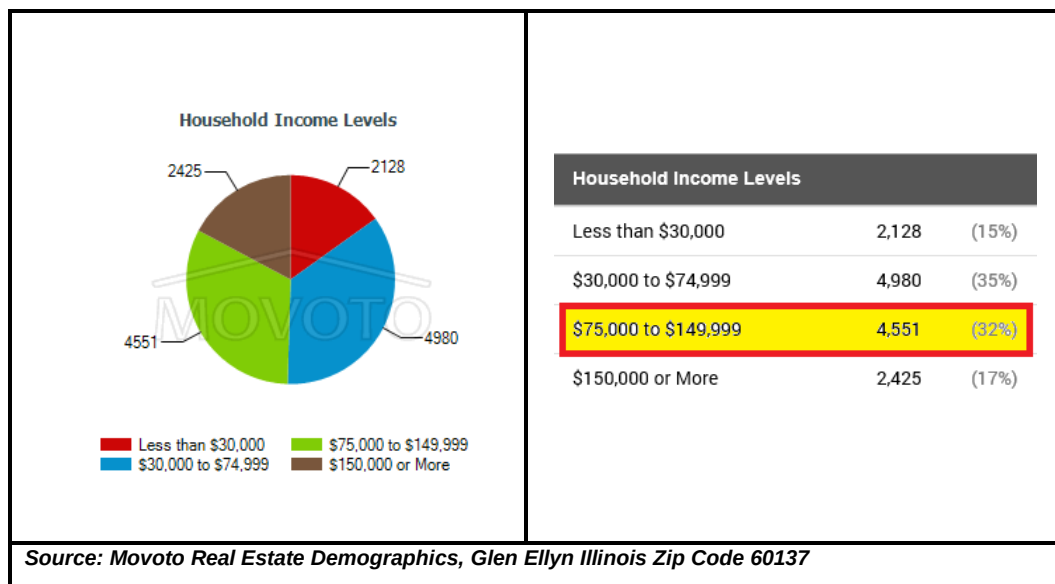
Source: Movoto Real Estate Demographics, Glen Ellyn Illinois Zip Code 60137

Population by Education Level:

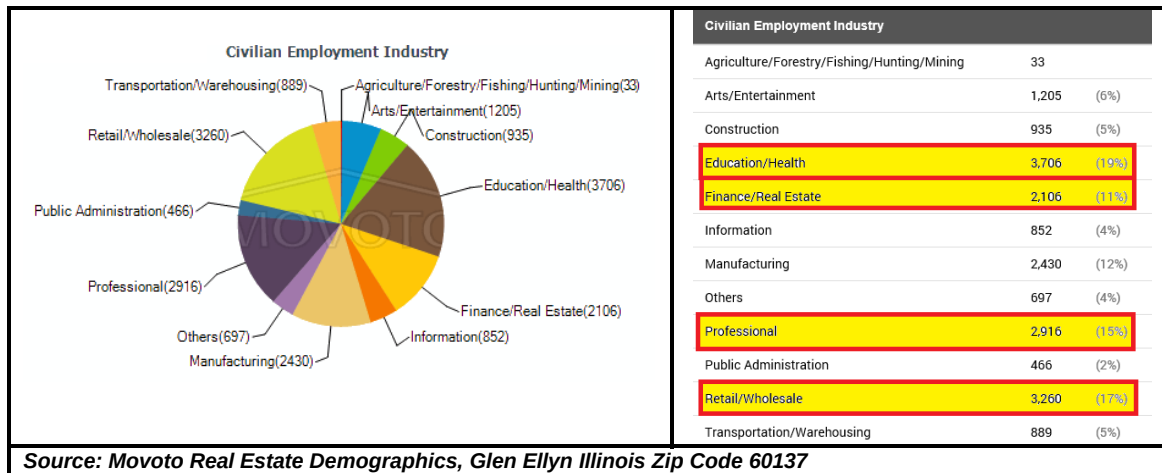
The chart below suggests that the education level for individuals within the subject's zip code area are well educated with 59% of the population having a college education or higher.

**Household Income Levels:**

As can be seen from the charts below 32% of the population within the subject's zip code have incomes from \$75,000 to \$149,999 indicating an affluent local population.

**Civilian Employment by Industry:**

As can be seen from the charts below 19% of the population within the subject's zip code are employed in Education/Health, 11% in Finance/Real Estate, 15% considered Professionals and 17% in the Retail/Wholesale trades.



Housing trends:

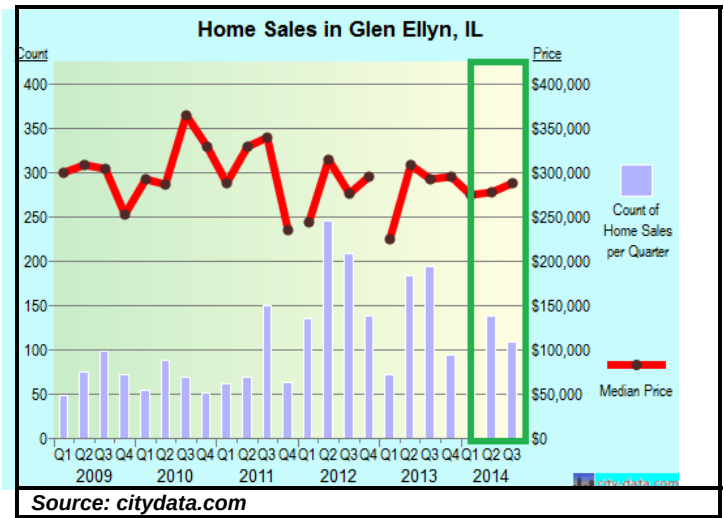
The chart below demonstrates the impact of the most recent recession and slow recovery on housing construction in DuPage County and the village of Glen Ellyn. Generally construction of multi-family housing in DuPage County has been sporadic for the last five years while single family residential construction has steadily been increasing at both the County level as well as within Glen Ellyn.

Housing Unit Building Permits for: DuPage County, IL					
	2009	2010	2011	2012	2013
Total Units	460	618	605	793	1,327
Units in Single-Family Structures	428	430	587	784	1,001
Units in All Multi-Family Structures	32	188	18	9	326

Housing Unit Building Permits for: GLEN ELLYN VILLAGE, IL (DuPage County)					
	2009	2010	2011	2012	2013
Total Units	7	13	21	24	29
Units in Single-Family Structures	7	13	21	24	29
Units in All Multi-Family Structures	0	0	0	0	0

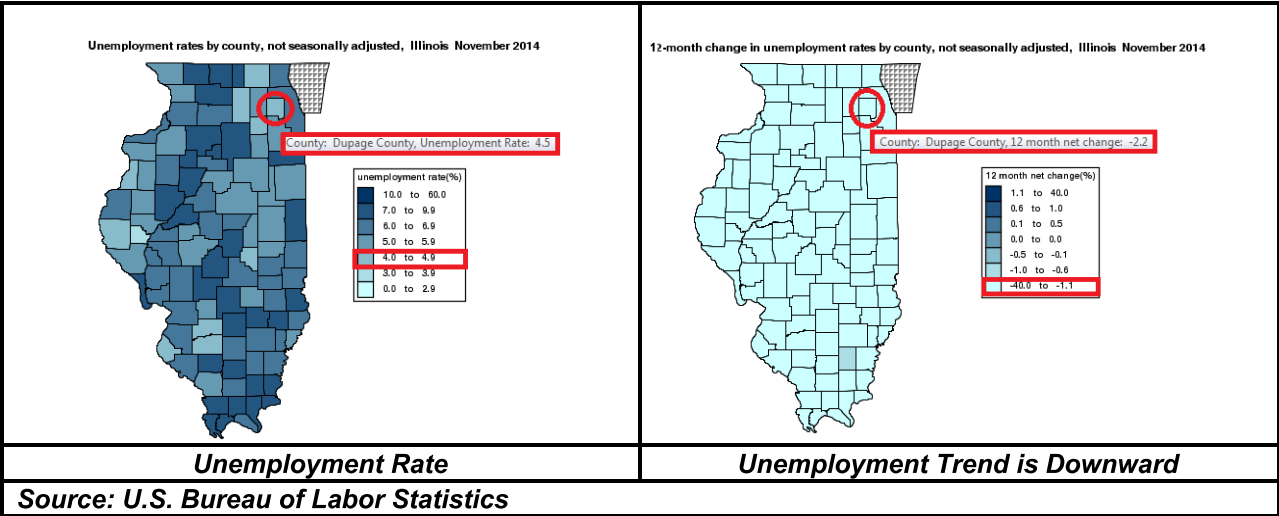
Source: SOCDS Building Permits Database

We also provide the home sales chart obtained from *city-data.com* for Glen Ellyn, Illinois which also graphically demonstrates that home sale prices have been improving but the improvement has not been sustained while the volume of sales continues to be low. It is discouraging to note that the continued low sales volume does not suggest a solid recovery of the local Glen Ellyn economy.



Unemployment:

As can be seen from the charts below the unemployment rate in DuPage County now stands at 4.5% and declining.



CONCLUSION

In conclusion, the area in which the subject is located is well developed and populated area with affordable housing. Housing prices appear to be attempting a recovery but sales volumes continue low but likely to improve as unemployment is declining suggesting that a recovery is continuing slowly for the area.

Profit and Loss Projection

Make entries
in the
YELLOW
areas, the
WHITE areas
are calculated
fields

Expected First Year- Year End 2016

Categories of Product or
Services Yearly Total

sales per week	sales per month	Number Sold/Year	Average Selling Price	Sales		% of Total Sales
				Rental on 4 units @\$22/sq ft	184,335	100.0
				b		-
				c		-
				d		-
				e		-
				f		-
				g		-
				h		-
				i		-
				j		-
				k		-
				l		-
0	0	0		Total Sales	184,335	100.0

Include freight, pay
pal, packaging,
supplies and credit
card fees



Average Cost	Gross Profit %	Cost of Goods Sold	Cost %
	100.0%	Rental on 4 units @\$22/sq ft	0
		b	0
		c	0
		d	0
		e	0
		f	0
		g	0
		i	0
		j	
		k	
		l	
		m	0
		Total Cost of Goods Sold	0
			0.0
		Gross Profit	184,335
			100.0

\$ per day	Average \$ per month	Months		Expenses	As a % of sales	
0	0	12		Salary expenses	0	0.0
0	0	12		Payroll, wages (2x56/wkx\$10)	0	0.0
	0		@20%	Payroll tax, UE, WC	0	0.0
	33	12		Pest, Janitorial, Garbage	400	0.2
	17	12		Supplies, office	200	0.1
	417	12		Repairs and maintenance	5,000	2.7
	83	12		Marketing	1,000	0.5
	83	12		Car, delivery and travel	1,000	0.5
	417	12		Legal	5,000	2.7
	125	12		Accounting, Payroll	1,500	0.8
	0	12		Rent, NNN (CAM, taxes, Insurance)	0	0.0
	100	12		Telephone, Internet, Cable, Cell Phones	1,200	0.7
	0	12		Utilities, Gas , Electric, Water	0	0.0
	303	12		Insurance, General, Liability	3,640	2.0
	2347	12		Taxes (real estate, etc.)	28,161	15.3
	3126	12		Interest (see finance)	37,517	20.4
	4520	12		Depreciation (see finance)	54,241	29.4
	50	12		Security system	600	0.3
	461	12		Capital Reserve	5,530	3.0
	0	12		Credit Card charges (50%x3%)	0	0.0
	17	12		Bank fees	200	0.1
	0	12		Web Site maintenance	0	0.0
	0	12		Uniforms	0	0.0
	42	12		License, permits	500	0.3
	333	12		Misc. (unspecified)	4,000	2.2
				Total Expenses	149,688	81.2
				Net Profit	34,647	18.8
				Tax @ 20% (State & Federal)	6,929	3.8
				Net Profit after Tax	27,717	15.0
				Cash Flow		
				+ Depreciation	54,241	
				- Principal payment (see finance)	-31,737	
	-2645			Net Cash Flow	50,221	

Building Purchase		
Purchase Price	\$	925,000.00
Down Payment	\$	275,000.00
Mortgage Amount		\$ 650,000.00

Total Financing Need		
Outstanding Debt	\$	653,000.00
Building Upgrades - No Grants	\$	344,000.00
Total Debt Servicing	\$	997,000.00

Debt Servicing		
N	20	240
I/Y	4%	0.333%
PV	\$ 997,000.00	\$ 997,000.00
PMT		(\$6,041.62)
FV	0	0

(Annualized)
(\$72,499.49)

Cost to Purchase Building		
Down Payment	\$	272,000.00
Add. Closing Cost	\$	25,900.00
		\$ 297,900.00

Additional Closing Cost:		
Inspection	\$	1,000.00
Structual Engineer	\$	1,000.00
Enviroment Test - #1	\$	1,500.00
Appraisal	\$	1,800.00
Attorney Fee (Not Thru Closing)	\$	2,600.00
Closing Cost (Estimate)	\$	18,000.00
Total		\$ 25,900.00

Building Purchase		
Total Debt	\$	997,000.00
Max Bank Financing (includes build out)	\$	825,000.00
Gap		\$ 172,000.00

VILLAGE GRANTS PROGRAM

Updated 06/03/14

BUSINESS	APPLICANT NAME	ADDRESS	TYPE OF GRANT	DATE RECEIVED	DATE OF APPROVAL	AMOUNT REQUESTED	AMOUNT APPROVED	AMOUNT PAID
FY 10/11								
Marcel's	Jillian Foucre	490 N. Main	Interior	1/9/2011	1/20/2011	\$ 20,000.00	\$ 20,000.00	\$ 17,659.00
Marcel's	Jillian Foucre	490 N. Main	Façade	6/8/2011	6/27/2011	\$ 10,000.00	\$ 10,000.00	\$ 12,341.00
						\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
FY 11/12								
Gratto		433 Main	Façade		11/18/2010	\$ 10,000.00	\$ 10,000.00	\$ 9,930.00
Costello	Joe Costello	474 N. Main	Interior	6/20/2011	6/27/2011	\$ 20,000.00	\$ 15,000.00	\$ 15,000.00
Key Investment	Jeanine Valdez	462 Park	Façade	6/22/2011	7/25/2011	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00
Northside Grill	Dan Sronkoski	499 Pennsylvania; #D	Façade	7/8/2011	11/14/2011	\$ 526.00	\$ 526.00	\$ 526.00
Northside Grill	Dan Sronkoski	499 Pennsylvania; #D	Interior	10/14/2011	11/14/2011	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00
Subway	Suryakant Patel	572 Crescent	Interior	10/3/2011	11/14/2011	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Subway	Suryakant Patel	572 Crescent	Façade	10/3/2011	not approved	\$ -	\$ -	
						\$ 68,026.00	\$ 58,026.00	\$ 57,956.00
FY 12/13								
Katy's Boutique	Katy Balabinis	427 Main	Façade	3/27/2012	5/14/2012	\$ 4,071.00	\$ 4,071.00	\$ 4,071.00
AliKat	Sandra Moore	499 Pennsylvania; #B	Interior	4/11/2012	5/14/2012	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Papier Girl	Lesley Vesevick	413 Main	Interior	4/11/2012	5/14/2012	\$ 14,550.00	\$ 14,550.00	\$ 14,550.00
Run Today	Paul O'Neill	515 Crescent	Façade	6/7/2012	8/20/2012	\$ 671.50	\$ 671.50	\$ 671.50
Run Today	Paul O'Neill	515 Crescent	Interior	6/7/2012	8/20/2012	\$ 14,373.84	\$ 11,706.00	\$ 11,706.00
Flour+Wine	Michael Vai	433 Main	Interior	9/9/2012	8/8/2012	\$ 8,485.64	\$ 6,670.37	\$ 6,670.37
Blackberry Market	Anna Davidson	401 Main	Interior	10/4/2012	11/12/2012	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Larc Jewelers	Jay Gilbert	479 Main	Façade	3/25/2011	4/16/2012	\$ 1,876.00	\$ 1,876.00	\$ 1,580.84
Treasure House	Theresa Nihill	479 Pennsylvania	Façade	7/13/2012	7/19/2012	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
Elite Eyewear	Tracy Hortatsos	413 Main	Façade	10/16/2012	11/12/2012	\$ 543.00	\$ 543.00	\$ 543.00
The Stand	Lisa Demos	542 Crescent	Interior	2/4/2013	2/11/2013	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
The Stand	Lisa Demos	542 Crescent	Façade	2/4/2013	2/11/2013	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
						\$ 111,570.98	\$ 107,087.87	\$ 106,792.71

VILLAGE GRANTS PROGRAM
Updated 06/03/14

BUSINESS	APPLICANT NAME	ADDRESS	TYPE OF GRANT	DATE RECEIVED	DATE OF APPROVAL	AMOUNT REQUESTED	AMOUNT APPROVED	AMOUNT PAID
FY 13/14								
Bird on a Wire Studio	Kathryn Alcock/Megan Swadley	492 Main	Façade	1/9/2013	5/15/2013	\$ 853.50	\$ 853.50	\$ 853.50
School of Rock	J. Brandon Turner	536B Crescent	Façade	4/25/2013	5/28/2013	\$ 771.50	\$ 771.50	\$ 771.50
Oberweis	Joe Oberweis	515 Roosevelt	Façade	8/6/2012	10/22/2012	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
PS Flowers/Suki Salon	Patty Sorenson/Susan Madonin	522-526 Hillside	Façade	4/13/2013	5/28/2013	\$ 2,065.00	\$ 2,065.00	\$ 2,215.00
535 Penn L.L.C.	Thomas LaMantia	535 Pennsylvania	Interior	8/14/2013	9/9/2013	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
535 Penn L.L.C.	Thomas LaMantia	535 Pennsylvania	Façade	8/14/2013	9/9/2013	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Made In Italy Trattoria	Ippolita Basile	476 Forest	Façade	8/23/2013	9/9/2013	\$ 529.00	\$ 529.00	\$ 529.00
Peanut Butter Planet	Frank Pecora	546 Crescent Blvd	Interior	11/21/2013	1/13/2014	\$ 9,373.50	\$ 9,373.50	\$ 9,373.50
Peanut Butter Planet	Frank Pecora	546 Crescent Blvd	Façade	11/21/2013	1/13/2014	\$ 10,462.50	\$ 10,462.50	-
Olive 'n Vinnie's	Karen & Gary Evensen	449 Main Street	Interior	1/13/2014	1/27/2014	\$ 3,503.45	\$ 3,503.45	\$ 3,503.45
RISE	Aaron Sullivan	499 Pennsylvania Ave	Interior	3/24/2014	4/28/2014	\$ 15,000.00	\$ 11,400.00	\$ 11,000.00
Olive 'n Vinnie's	Karen & Gary Evensen	449 Main Street	Façade	3/25/2014	4/14/2014	\$ 4,598.00	\$ 4,598.00	
						\$ 92,156.45	\$ 88,556.45	\$ 73,245.95

VILLAGE AWARDS PROGRAM

Updated 06/03/14

BUSINESS	APPLICANT NAME	ADDRESS	TYPE OF AWARD	DATE RECEIVED	DATE OF APPROVAL	AMOUNT REQUESTED	AMOUNT APPROVED	AMOUNT PAID
SY 14								
TMC ²	Thomas & Sue Martin	450 Duane Street	Façade	5/29/2014	6/9/2014	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
A Toda Madre	Patrick Neary	499 Main Street	Interior	8/4/2014	8/11/2014	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Busy Bee Barber	Dennis Etheridge	417 Main St	Façade	9/30/2014	10/13/2014	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00
						\$ 16,750.00	\$ 16,750.00	\$ 16,750.00

VILLAGE AWARDS PROGRAM

Updated 01/20/15

BUSINESS	APPLICANT NAME	ADDRESS	TYPE OF AWARD	DATE RECEIVED	DATE OF APPROVAL	AMOUNT REQUESTED	AMOUNT APPROVED	AMOUNT PAID
FY 2015								
Ramco 450 LLC	Brian Blizzard	575 - 581 E Roosevelt	Façade	1/13/2015	2/9/2015	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00
GLBRT 479 LLC	Jay Gilbert	479 N Main Street	Fire Prev	3/4/2015	3/23/2015	\$ 6,250.00	\$ 6,250.00	
Marche	Jill Foucre	496 N. Main Street	Façade	5/19/2015	6/8/2015	\$ 15,000.00	\$ 15,000.00	
Banyan Tree Mall	Ken Lubowich	485 N. Main Street	Interior	5/28/2015	6/8/2015	\$ 15,000.00	\$ 15,000.00	
Marche	Jill Foucre	496 N. Main Street	Interior	7/29/2015	8/17/2015	\$ 15,000.00	\$ 15,000.00	
530 Pennsylvania	Liz Mager	530 Pennsylvania Ave	Interior	8/12/2015		\$ 80,000.00		
530 Pennsylvania	Liz Mager	530 Pennsylvania Ave	Façade	8/12/2015		\$ 40,000.00		
						\$ 183,750.00	\$ 63,750.00	\$ 12,500.00



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 08/24/15 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: Michele Stegall

SCHEDULED

ORDINANCE 6348

DOC ID: 1900

**Ordinance No. 6348, An Ordinance Amending Ordinance 6321
Which Granted Approval of Zoning Code Text Amendments, a
Zoning Variation and a Special Use Permit for the Village
Links/Reserve 22 Located at 485 Winchell Way to Allow Indoor and
Outdoor Live Entertainment. (Planning and Development Director
Hulseberg)**

Background: On May 26, 2015 by the adoption of Ordinance 6321, the Village Board approved a Special Use Permit to allow outdoor live entertainment at the Village Links/Reserve 22. Per the Ordinance, the Special Use Permit is valid for a 4-month trial period that expires on September 26. At the end of the trial period, the Board was to re-evaluate the request and at its full discretion could allow the permit to lapse, extend the permit or modify any conditions of approval placed on the permit. A copy of Ordinance 6321 is attached for the Board's information.

The trial period is coming to an end and the Village Links is interested in hosting outdoor events in the fall, including a pig roast on a weekend night at the end of September that would include live music. This and other events are currently not permitted by the Ordinance which restricts outdoor live entertainment to the summer months when school is not in session. Therefore, the Village Links is asking for an early review of the Ordinance so they can determine if fall events might be possible.

The Links has held 3 outdoor events on the patio since the Ordinance was approved. The speakers on the patio have been oriented to the west and reduced in volume as requested by the Village Board and a community meeting with neighborhood representatives was held on July 18 as required by the Ordinance (see attached email report of the meeting). One live outdoor event had been held at the time of the community meeting and no complaints about the event were voiced at the meeting.

At this time, the Village Links is requesting that the conditions of approval of the permit be modified to allow limited outdoor live entertainment during the school year. The Links has also indicated that they are having a difficult time finding musicians that are willing to perform without amplification. Therefore, they are also requesting that light amplification be permitted and staff be given the discretion to monitor the noise levels so as not to be intrusive to the neighbors. As the property is Village owned, even without a condition restricting amplification, the Village Board has the ability to direct staff to restrict amplification or otherwise modify its management of any outdoor live entertainment if complaints are received.

The revised conditions that the Village Links is requesting are black-lined below. The Links has notified those neighbors that attended the community meeting that the permit is scheduled for

further review by the Village Board at the August 24 meeting.

1. That no outdoor live entertainment shall be permitted ~~during the school year~~ **on any evening past 8:00 pm preceding a regular school day** as defined by the local grammar and high school calendars.
2. That outdoor live entertainment shall **only** be permitted ~~one night a week~~ on a Thursday, Friday, or Saturday evening ~~during the subject period~~.
3. That all outdoor entertainment end by 10:00 pm.
4. That a community council be formed to discuss any issues related to the provision of outdoor live entertainment on the property that may impact the surrounding property owners. At a minimum, the community council shall include a member of The Links staff, a member of the Police Department, one representative from the Raintree neighborhood, one representative from the Parkside Avenue neighborhood and one representative from the Butterfield Manor neighborhood. The community council shall meet a minimum of once a year and, at their discretion, may choose to meet more often. The first meeting of the community council shall occur within 30 days of outdoor live entertainment being provided.
5. That ~~acoustic music only shall be permitted and no horns, drums or amplification of instruments shall be allowed, with the exception that vocals may be amplified.~~ **musical instruments and voice shall be only lightly amplified to the extent necessary needed to serve the immediate audience.**
6. ~~That the Special Use Permit granted herein shall be valid for a four month trial period after which the petitioner shall return to the Village Board for further review, at which time the approval may be modified at the full discretion of the Village Board.~~

Village Board Action. The Village Board is requested to review the previously issued Special Use Permit and consider The Link's proposed amendments to the permit. A draft Ordinance approving a revised Special Use Permit as requested by The Links is attached for consideration by the Village Board at the August 24, 2015 meeting.

Attachments. Proposed Ordinance

Email from Jeff Vesevick dated July 21, 2015
Ordinance 6321

Cc: Jeff Vesevick, General Manager of The Village Links/Reserve 22

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Winchell\Village Links\Live Entertainment\VB Memo 081815.docx

Ordinance 6348

Meeting of August 24, 2015

Ordinance No. _____

**An Ordinance Amending Ordinance 6321 Which Granted Approval of
Zoning Code Text Amendments, a Zoning Variation and a Special Use Permit
for the Village Links/Reserve 22 Located at 485 Winchell Way
to Allow Indoor and Outdoor Live Entertainment
Glen Ellyn, IL 60137**

Whereas, on May 26, 2015, the Village President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, adopted Ordinance 6321 which granted approval of, among other things, a Special Use Permit to allow outdoor live entertainment at the Village Links/Reserve 22 located on property commonly known as 485 Winchell Way; and

Whereas, the aforementioned Special Use Permit was approved subject to a number of conditions one of which granted the approval for a 4-month trial period at which time the request was to be re-evaluated by the Village Board and the Village Board could, at its full discretion and without requiring any further hearings, rescind, extend or modify any of the conditions of approval; and

Whereas, the subject property is zoned CR Conservation Recreation district and is legally described as follows:

PARCEL 1

THAT PART OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION AND RUNNING THENCE NORTH 0° 24' EAST ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1335.70 FEET TO THE NORTHWEST CORNER OF SAID QUARTER; THENCE NORTH 89° 39' EAST ON THE NORTH LINE OF SAID SOUTHWEST QUARTER AND ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, 1568.98 FEET TO THE CENTERLINE OF PARK BOULEVARD; THENCE SOUTH 4° 05' WEST ON SAID CENTERLINE, 173.97 FEET; THENCE SOUTH 53° 11' WEST, 1955.56 FEET TO THE PLACE OF BEGINNING, IN THE TOWNSHIP OF MILTON, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING

THEREFROM THAT PART LYING WITHIN "WINCHELL WAY" PER DEDICATION ORDINANCE NO. 1480 RECORDED AS DOCUMENT NO. R66-31654.

TOGETHER WITH

PARCEL 2

THAT PART OF SECTIONS 22 AND 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23 AND RUNNING THENCE SOUTH 89° 36' WEST ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1344.28 FEET; THENCE SOUTH 89° 00' WEST ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, 333.40 FEET TO THE CENTER LINE OF HILLCREST AVENUE, AS DEDICATED 66.0 FEET WIDE IN THE PLAT OF WHEATON ESTATES AS RECORDED AUGUST 7, 1925 AS DOCUMENT 197514 AND 197515; THENCE NORTH 0° 30' EAST ALONG SAID CENTER LINE, 3024.63 FEET TO THE NORTH LINE OF WILSON AVENUE, IF EXTENDED, IN SAID WHEATON ESTATES; THENCE SOUTH 89° 25' WEST ON SAID NORTH LINE OF WILSON AVENUE, 679.88 FEET TO THE EAST LINE OF LAMBERT ROAD AS DEDICATED IN SAID SUBDIVISION; THENCE NORTH 0° 3' EAST ON SAID EAST LINE OF LAMBERT ROAD, 300.0 FEET; THENCE NORTH 0° 31' WEST ON SAID EAST LINE, 66.0 FEET; THENCE NORTH 0° 17' EAST ON SAID EAST LINE, 265.0 FEET TO THE SOUTH LINE OF TAFT AVENUE, AS DEDICATED IN SAID SUBDIVISION; THENCE NORTH 89° 25' EAST ON SAID SOUTH LINE OF TAFT AVENUE, 829.03 FEET TO THE NORTHWEST CORNER OF LOT 15 IN BLOCK 79 IN SAID SUBDIVISION; THENCE SOUTH 0° 30' WEST, 132.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH 89° 26' EAST ON THE SOUTH LINE, IF EXTENDED, OF LOT 15 TO LOT 1, BOTH INCLUSIVE, AND SOUTH LINE AND SOUTH LINE, IF EXTENDED, OF LOTS 14 TO LOT 6, BOTH INCLUSIVE, IN BLOCK 80 IN SAID SUBDIVISION, TO A POINT IN THE WEST LINE OF LOT 3 IN SAID BLOCK 80; THENCE SOUTH 0° 31' WEST ON THE WEST LINE AND WEST LINE, IF EXTENDED, OF LOTS 3, 4 AND 5 IN SAID BLOCK 80 AND ON THE WEST LINE AND WEST LINE, IF EXTENDED, OF LOTS 1, 2, 3, 24, 25 AND 26 IN BLOCK 78 IN SAID SUBDIVISION, 564.2 FEET TO A POINT IN THE SOUTH LINE OF WILSON AVENUE, AS DEDICATED IN SAID SUBDIVISION; THENCE NORTH 89° 42' EAST ON SAID SOUTH LINE OF WILSON AVENUE, 366.0 FEET TO THE EAST LINE OF SAID WHEATON ESTATES, RECORDED AS DOCUMENT 197514; THENCE SOUTH 0° 32' WEST ON SAID EAST LINE OF WHEATON ESTATES, 281.25 FEET TO A POINT IN THE NORTH LINE OF HARDING AVENUE, AS DEDICATED IN GLEN ACRES SUBDIVISION (SAID NORTH LINE BEING ALSO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23); THENCE SOUTH 89° 42' WEST ON SAID NORTH LINE, 78.85 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE WITH THE WEST LINE, IF EXTENDED NORTH, OF LOT 11 IN BLOCK 9 IN GLEN PARK SUBDIVISION, A RESUBDIVISION OF PART OF SAID GLEN ACRES SUBDIVISION; THENCE SOUTH 0° 34' WEST ON SAID WEST

LINE OF LOT 11 AND ON THE WEST LINES AND WEST LINES, IF EXTENDED, OF LOTS 18 IN BLOCK 9 AND LOTS 11 AND 18 IN BLOCK 10 AND, LOTS 11 AND 18 IN BLOCK 11, IN SAID GLEN PARK SUBDIVISION AND THE WEST LINE OF LOT 5 IN BLOCK 11 IN SAID GLEN ACRES SUBDIVISION, 1341.91 FEET TO A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 89° 39' WEST ON SAID NORTH LINE OF THE SOUTHWEST QUARTER, 188.0 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 0° 24' EAST ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1335.70 FEET, TO THE PLACE OF BEGINNING, IN THE VILLAGE OF GLEN ELLYN, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM LOT 23 IN BLOCK 80 OF SAID WHEATON ESTATES, TOGETHER WITH THE VACATED PORTION OF PERSHING AVENUE SOUTH OF AND ADJOINING SAID LOT 23, ALSO EXCEPTING THEREFROM THAT PART LYING WITHIN "WINCHELL WAY" PER DEDICATION ORDINANCE NO. 1480 RECORDED AS DOCUMENT NO. R66-31654.

TOGETHER WITH

PARCEL 3

THAT PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22 WITH THE EAST LINE, IF EXTENDED, OF LAMBERT ROAD AND RUNNING THENCE NORTHERLY ON THE EAST LINE OF SAID LAMBERT ROAD 3062.2 FEET TO THE NORTH LINE OF WILSON AVENUE; THENCE EASTERLY ON THE NORTH LINE OF SAID WILSON AVENUE 712.88 FEET TO THE EAST LINE OF HILLCREST AVENUE; THENCE SOUTHERLY ON SAID EAST LINE OF HILLCREST AVENUE 3024.63 FEET TO SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22; THENCE WESTERLY ON SAID SOUTH LINE 982.0 FEET TO THE PLACE OF BEGINNING, IN THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM ALL PARCELS ABOVE ANY PARTS TAKEN FOR ROADWAY.

P.I.N.s: 05-23-105-013, 05-23-300-002, 05-23-308-002, 05-23-400-001, 05-22-208-012, 05-22-406-003, 05-22-206-015, 05-23-114-019, 05-23-122-021, 05-23-103-026, 05-23-118-025, 05-22-208-012 and 05-23-126-014; and

Whereas, the conclusion of the 4-month Special Use Permit trial period is approaching and the Village Links/Reserve 22 Department (hereinafter "The Village Links") has requested that the Special Use Permit be extended and the conditions of approval amended; and

Whereas, the Village President and Board of Trustees have considered the request by The Village Links to modify the conditions of approval of the Special Use Permit approved on May 26, 2015 to allow outdoor live entertainment on the subject property and have determined that it is in the best interest of the Village of Glen Ellyn to approve the request.

Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The Village President and Board of Trustees hereby approve the petitioner's request for amendments to the Special Use Permit for The Village Links granted by Ordinance 6321 to allow outdoor live entertainment at the Village Links/Reserve 22 located on property commonly known as 485 Winchell Way.

Section Two: Section Three of Ordinance 6321 is hereby repealed and replaced in its entirety to read as follows:

“Section Three: *This grant of approval of requested Zoning Code Text Amendments, Special Use Permit and Zoning Variation is subject to the following conditions:*

1. *All live entertainment shall be operated in substantial conformance with the plans submitted and the testimony presented at the May 14, 2015 public hearing before the Plan Commission and with the petitioner's application packet including the following plans and documents referenced below, as though they were attached to this Ordinance:*
 - a. *Zoning Code Text Amendment application signed April 7, 2015*
 - b. *Application for Zoning Variation signed April 7, 2015*
 - c. *Application for Special Use Permit signed April 7, 2015*
 - d. *Narrative Statement (no date) a copy of which is attached hereto as Exhibit “C”*
 - e. *Floor Plan (no date) a copy of which is attached hereto as Exhibit “D”*

and these plans and documents shall be filed with and made part of the permanent records of the Glen Ellyn Planning and Development Department.

2. *The Special Use Permit approved herein to allow outdoor live entertainment on the property is further conditioned upon the following:*
- a. *That no outdoor live entertainment shall be permitted on any evening past 8:00 pm preceding a regular school day as defined by the local grammar and high school calendars.*
 - b. *That outdoor live entertainment shall only be permitted on a Thursday, Friday, or Saturday.*
 - c. *That all outdoor entertainment shall end by 10:00 pm.*
 - d. *That a community council be formed to discuss any issues related to the provision of outdoor live entertainment on the property that may impact the surrounding property owners. At a minimum, the community council shall include a member of The Links staff, a member of the Police Department, one representative from the Raintree neighborhood, one representative from the Parkside Avenue neighborhood and one representative from the Butterfield Manor neighborhood. The community council shall meet a minimum of once a year and, at their discretion, may choose to meet more often. The first meeting of the community council shall occur within 30 days of outdoor live entertainment being provided.*
 - e. *That musical instruments and voice shall be only lightly amplified to the extent necessary needed to serve the immediate audience."*

Section Three: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

Section Four: The Village Clerk is authorized to record this Ordinance with the DuPage County Recorder of Deeds.

Section Five: Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18(A) and (B) of the Village of Glen Ellyn Zoning Code.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this

Ordinance 6348

Meeting of August 24, 2015

_____ day of _____, 20 ____.

Ayes:

Nays:

Absent:

Abstention:

Recusal:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day
of _____, 20____.

Village President of the
Village of Glen Ellyn, Illinois

Attest:

Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the ____ day of _____.)

ATTACHMENTS:

- Email from Jeff Vesevick dated July 21, 2015 (PDF)
- Ordinance 6321 (PDF)

Michele Stegall

From: Jeff Vesevick <jvesevick@villagelinksgolf.com>
Sent: Tuesday, July 21, 2015 8:39 AM
To: Mark Franz
Cc: Staci Hulseberg; Michele Stegall
Subject: Live Outdoor Entertainment

Mark-

In keeping with the conditions (2.d.) of the Special Use Permit for Live Outdoor Entertainment at Reserve 22 granted by the Village Board on June 8, 2015, I extended an invitation to the following to meet to discuss the effects of Live Outdoor Entertainment to date held at Reserve 22:

Linda Darling - Butterfield Manor
Beth Powers - Raintree Home Owners
David Robinson - Parkside
Police Chief Phil Norton

The meeting convened at 3:00pm, on Saturday, July 18, 2015 at Reserve 22. The following were present:

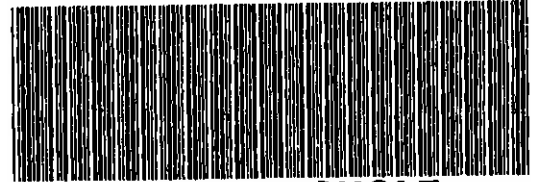
Jeff Vesevick - General Manager Reserve 22
Linda Darling - Butterfield Manor
Beth Powers - Raintree Home Owners
Dawn Kramer - Raintree Home Owners
David Robinson - Parkside

Since there was only 1 event on June 18, 2015, there was not much to discuss. The Resident representatives reported no ill effects of the event, and nobody actually heard the music. Conversation revolved around future events, was positive in nature, and all agreed to re-convene at a later date to be determined, pending future events. The meeting ended at 3:23pm.

I can discuss at your convenience

Jeff Vesevick
General Manager
The Village Links of Glen Ellyn / Reserve 22
630-469-8192
jvesevick@villagelinksgolf.com



**FRED BUCHOLZ**

DUPAGE COUNTY RECORDER

JUN 30, 2015 1:21 PM
OTHER \$54.00 05-22-206-015
028 PAGES R2015-070636

Village of Glen Ellyn

ORDINANCE NO. 6321

An Ordinance Granting Approval of
Zoning Code Text Amendments, a Zoning Variation and a Special Use Permit
for the Village Links/Reserve 22 Located at 485 Winchell Way
to Allow Indoor and Outdoor Live Entertainment
Glen Ellyn, IL 60137

Adopted by the
President and the Board of Trustees
Of the

Village of Glen Ellyn

DuPage County, Illinois

This 26th day of May, 2015

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County,
Illinois, this 27th day of May,
2015.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 Duane Street
Glen Ellyn, IL 60137

Ordinance No. 6321

**An Ordinance Granting Approval of
Zoning Code Text Amendments, a Zoning Variation and a Special Use Permit
for the Village Links/Reserve 22 Located at 485 Winchell Way *per*
to Allow Indoor and Outdoor Live Entertainment
Glen Ellyn, IL 60137**

Whereas, the Village of Glen Ellyn Recreation Department has petitioned the Village President and Board of Trustees for approval of the following:

1. The following Text Amendments to the Glen Ellyn Zoning Code:
 - a. An Amendment to Section 10-5-14 to allow indoor live entertainment in the CR district.
 - b. An Amendment to Section 10-4-3(B)3 to establish outdoor live entertainment as a Special Use in the CR district.
2. A Variation from Section 10-5-14(1)c of the Zoning Code to allow more than 25% of the gross floor area of the building to be designated for live entertainment.
3. A Special Use Permit in accordance with 10-4-3(B)3 of the Zoning Code to allow live entertainment on the property.

all to allow indoor and outdoor live entertainment at the Village Links/Reserve 22 located at 485 Winchell Way; and

Whereas, the subject property is zoned CR Conservation Recreation district and is legally described as follows:

PARCEL 1

THAT PART OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION AND RUNNING THENCE NORTH 0° 24' EAST ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1335.70 FEET TO THE NORTHWEST CORNER OF SAID QUARTER; THENCE NORTH 89° 39' EAST ON THE NORTH LINE OF SAID SOUTHWEST QUARTER AND ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, 1568.98 FEET TO THE CENTERLINE OF PARK BOULEVARD; THENCE SOUTH 4° 05' WEST ON SAID CENTERLINE, 173.97 FEET;

THENCE SOUTH 53° 11' WEST, 1955.56 FEET TO THE PLACE OF BEGINNING, IN THE TOWNSHIP OF MILTON, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART LYING WITHIN "WINCHELL WAY" PER DEDICATION ORDINANCE NO. 1480 RECORDED AS DOCUMENT NO. R66-31654.

TOGETHER WITH

PARCEL 2

THAT PART OF SECTIONS 22 AND 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23 AND RUNNING THENCE SOUTH 89° 36' WEST ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1344.28 FEET; THENCE SOUTH 89° 00' WEST ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, 333.40 FEET TO THE CENTER LINE OF HILLCREST AVENUE, AS DEDICATED 66.0 FEET WIDE IN THE PLAT OF WHEATON ESTATES AS RECORDED AUGUST 7, 1925 AS DOCUMENT 197514 AND 197515; THENCE NORTH 0° 30' EAST ALONG SAID CENTER LINE, 3024.63 FEET TO THE NORTH LINE OF WILSON AVENUE, IF EXTENDED, IN SAID WHEATON ESTATES; THENCE SOUTH 89° 25' WEST ON SAID NORTH LINE OF WILSON AVENUE, 679.88 FEET TO THE EAST LINE OF LAMBERT ROAD AS DEDICATED IN SAID SUBDIVISION; THENCE NORTH 0° 3' EAST ON SAID EAST LINE OF LAMBERT ROAD, 300.0 FEET; THENCE NORTH 0° 31' WEST ON SAID EAST LINE, 66.0 FEET; THENCE NORTH 0° 17' EAST ON SAID EAST LINE, 265.0 FEET TO THE SOUTH LINE OF TAFT AVENUE, AS DEDICATED IN SAID SUBDIVISION; THENCE NORTH 89° 25' EAST ON SAID SOUTH LINE OF TAFT AVENUE, 829.03 FEET TO THE NORTHWEST CORNER OF LOT 15 IN BLOCK 79 IN SAID SUBDIVISION; THENCE SOUTH 0° 30' WEST, 132.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH 89° 26' EAST ON THE SOUTH LINE, IF EXTENDED, OF LOT 15 TO LOT 1, BOTH INCLUSIVE, AND SOUTH LINE AND SOUTH LINE, IF EXTENDED, OF LOTS 14 TO LOT 6, BOTH INCLUSIVE, IN BLOCK 80 IN SAID SUBDIVISION, TO A POINT IN THE WEST LINE OF LOT 3 IN SAID BLOCK 80; THENCE SOUTH 0° 31' WEST ON THE WEST LINE AND WEST LINE, IF EXTENDED, OF LOTS 3, 4 AND 5 IN SAID BLOCK 80 AND ON THE WEST LINE AND WEST LINE, IF EXTENDED, OF LOTS 1, 2, 3, 24, 25 AND 26 IN BLOCK 78 IN SAID SUBDIVISION, 564.2 FEET TO A POINT IN THE SOUTH LINE OF WILSON AVENUE, AS DEDICATED IN SAID SUBDIVISION; THENCE NORTH 89° 42' EAST ON SAID SOUTH LINE OF WILSON AVENUE, 366.0 FEET TO THE EAST LINE OF SAID WHEATON ESTATES, RECORDED AS DOCUMENT 197514; THENCE SOUTH 0° 32' WEST ON SAID EAST LINE OF WHEATON ESTATES, 281.25 FEET TO A POINT IN THE NORTH LINE OF HARDING AVENUE, AS DEDICATED IN GLEN ACRES SUBDIVISION (SAID NORTH LINE BEING ALSO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23); THENCE SOUTH 89° 42' WEST ON SAID NORTH LINE, 78.85 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE WITH THE WEST LINE, IF EXTENDED NORTH, OF LOT 11 IN BLOCK 9 IN GLEN PARK SUBDIVISION, A RESUBDIVISION OF PART OF SAID GLEN ACRES SUBDIVISION; THENCE SOUTH 0° 34' WEST ON SAID WEST LINE OF LOT 11 AND ON THE WEST LINES

AND WEST LINES, IF EXTENDED, OF LOTS 18 IN BLOCK 9 AND LOTS 11 AND 18 IN BLOCK 10 AND, LOTS 11 AND 18 IN BLOCK 11, IN SAID GLEN PARK SUBDIVISION AND THE WEST LINE OF LOT 5 IN BLOCK 11 IN SAID GLEN ACRES SUBDIVISION, 1341.91 FEET TO A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 89° 39' WEST ON SAID NORTH LINE OF THE SOUTHWEST QUARTER, 188.0 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 0° 24' EAST ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1335.70 FEET, TO THE PLACE OF BEGINNING, IN THE VILLAGE OF GLEN ELLYN, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM LOT 23 IN BLOCK 80 OF SAID WHEATON ESTATES, TOGETHER WITH THE VACATED PORTION OF PERSHING AVENUE SOUTH OF AND ADJOINING SAID LOT 23, ALSO EXCEPTING THEREFROM THAT PART LYING WITHIN "WINCHELL WAY" PER DEDICATION ORDINANCE NO. 1480 RECORDED AS DOCUMENT NO. R66-31654.

TOGETHER WITH

PARCEL 3

THAT PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22 WITH THE EAST LINE, IF EXTENDED, OF LAMBERT ROAD AND RUNNING THENCE NORTHERLY ON THE EAST LINE OF SAID LAMBERT ROAD 3062.2 FEET TO THE NORTH LINE OF WILSON AVENUE; THENCE EASTERLY ON THE NORTH LINE OF SAID WILSON AVENUE 712.88 FEET TO THE EAST LINE OF HILLCREST AVENUE; THENCE SOUTHERLY ON SAID EAST LINE OF HILLCREST AVENUE 3024.63 FEET TO SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22; THENCE WESTERLY ON SAID SOUTH LINE 982.0 FEET TO THE PLACE OF BEGINNING, IN THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM ALL PARCELS ABOVE ANY PARTS TAKEN FOR ROADWAY.

P.I.N.s: 05-23-105-013, 05-23-300-002, 05-23-308-002, 05-23-400-001, 05-22-208-012, 05-22-406-003, 05-22-206-015, 05-23-114-019, 05-23-122-021, 05-23-103-026, 05-23-118-025, 05-22-208-012 and 05-23-126-014; and

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing

on May 14, 2015, at which hearing the Plan Commission considered the petitioner's request for approval of Zoning Code Text Amendments, a Zoning Variation and a Special Use Permit; and

Whereas, at the May 14, 2015 public hearing, the petitioner presented evidence and testimony in support of the requests and fifteen (15) people spoke and expressed opposition to the applications; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings of fact and recommendations as set forth in the minutes from the May 14, 2015 Plan Commission meeting, a draft of which is attached hereto as Exhibit "A", and by a vote of nine (9) "yes" and one (1) "no", the Plan Commission recommended approval of the requested Zoning Code Text Amendments and Zoning Variation and by a vote of six (6) "yes" and four (4) "no", the Plan Commission recommended approval of a Special Use Permit to allow outdoor live entertainment on the property with conditions; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the May 14, 2015 Plan Commission public hearing and have considered the findings of fact and recommendations of the Plan Commission; and

Whereas, the President and Board of Trustees have determined that approving the requested Special Use Permit and Zoning Variation is consistent with the goals of the Glen Ellyn Zoning Code.

Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The minutes from May 14, 2015 Plan Commission public hearing, a draft of which is attached hereto as Exhibit "A", and the findings of fact therein and attached hereto as Exhibit "B" as well as in the preambles above are hereby adopted as the findings of fact of the

Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the May 14, 2015 public hearing before the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above and in Exhibit "B" attached hereto, the Village President and Board of Trustees hereby grant approval of the requested Zoning Code Text Amendments, Special Use Permit and Zoning Variation to accommodate indoor and outdoor live entertainment at the Village Links/Reserve 22 located at 485 Winchell Way.

Section Three: This grant of approval of requested Zoning Code Text Amendments, Special Use Permit and Zoning Variation is subject to the following conditions:

1. All live entertainment shall be operated in substantial conformance with the plans submitted and the testimony presented at the May 14, 2015 public hearing before the Plan Commission and with the petitioner's application packet including the following plans and documents referenced below, as though they were attached to this Ordinance:
 - a. Zoning Code Text Amendment application signed April 7, 2015
 - b. Application for Zoning Variation signed April 7, 2015
 - c. Application for Special Use Permit signed April 7, 2015
 - d. Narrative Statement (no date) a copy of which is attached hereto as Exhibit "C"
 - e. Floor Plan (no date) a copy of which is attached hereto as Exhibit "D"

and these plans and documents shall be filed with and made part of the permanent records of the Glen Ellyn Planning and Development Department.

2. The Special Use Permit approved herein to allow outdoor live entertainment on the property is further conditioned upon the following:
 - a. That no outdoor live entertainment shall be permitted during the school year as defined by the local grammar and high school calendars.
 - b. That outdoor live entertainment shall be permitted one night a week on a Thursday, Friday, or Saturday evening during the subject period.
 - c. That all outdoor entertainment end by 10:00 pm.
 - d. That a community council be formed to discuss any issues related to the provision of outdoor live entertainment on the property that may impact the surrounding property

owners. At a minimum, the community council shall include a member of The Links staff, a member of the Police Department, one representative from the Raintree neighborhood, one representative from the Parkside Avenue neighborhood and one representative from the Butterfield Manor neighborhood. The community council shall meet a minimum of once a year and, at their discretion, may choose to meet more often. The first meeting of the community council shall occur within 30 days of outdoor live entertainment being provided.

- e. That acoustic music only shall be permitted and no horns, drums or amplification of instruments shall be allowed, with the exception that vocals may be amplified.
- f. That the Special Use Permit granted herein shall be valid for a four month trial period after which the petitioner shall return to the Village Board for further review, at which time the approval may be modified at the full discretion of the Village Board.

Section Four: Sections 10-5-14 and 10-4-3 of the Glen Ellyn Zoning Code are hereby amended as set forth in Exhibit "E" attached hereto.

Section Five: The Village Clerk is hereby directed to cause the text of the Glen Ellyn Zoning Code to be amended as approved by this Ordinance and said amendments shall be inserted in proper order into the Zoning Code, and said Zoning Code shall be published and made available for inspection and purchase by the general public.

Section Six: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

Section Seven: Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18 (A) and (B) of the Village of Glen Ellyn Zoning Code.

Section Eight. The Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this

26th day of May, 2015.

Ayes: Trustees Clark, Elliott (via telephone), Kenwood, Ladesie, O'Shea
and Senak

Nays: ϕ

Absent: ϕ

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 26th

day of May, 2015.



Village President of the
Village of Glen Ellyn, Illinois

Attest:



Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 21st day of May 2015.)



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 08/24/15 07:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Discussion Item
Prepared By: Christina Coyle

SCHEDULED

AGENDA ITEM (ID # 1892)

DOC ID: 1892

Finance Director Christina Coyle will present the Village's Five Year Forecast.

Background

The Five Year Forecast was a project spearheaded by the Village's Finance Commission to perform long-term financial forecasting for the Village. The first Five Year Forecast was completed in 2010, with subsequent forecasts done in 2012 and 2014. This year's Forecast will be the fourth Five Year Forecast completed by the Village.

What is the Five Year Forecast?

The Five Year Forecast is a financial planning tool that helps the Village identify potential long-term trends in revenues and expenditures/expenses. It assists in identifying future imbalances or challenges in the Village's financial future. This Forecast is done in advance of the budget process to provide a tool to guide the budget.

This year's Five Year Forecast focuses on four areas of the Village. The first is the General Fund, or the main operating fund, of the Village. The General Fund has been reviewed in all three prior Five Year Forecasts. The next area addressed is the Water & Sewer Fund. This fund has not been focused on in prior forecasts. Additional focus has been placed on the Water & Sewer Fund this year as the Village will be reviewing and making any modifications to the water and sewer rates toward the end of 2015. The next area addressed is the Capital Projects Fund. Much of the information found in the Forecast for this fund has been reviewed and presented to the Village Board as part of the planning process for the financing for the new police station project. Lastly, the Five Year Forecast includes a review of the Village's debt and pension obligations.

What is the Five Year Forecast NOT?

The Five Year Forecast is a planning tool to start the budgeting process. It is NOT a prediction of what will happen in the future. Each year's actual experience will differ from what is forecast. The Village still has a goal of ensuring that the annual budgets are balanced and fiscally responsible.

ATTACHMENTS:

- Five Year Forecast 2015 (PPTX)

Five Year Forecast

August 2015

Goals of Five Year Forecast

- Understand long-term financial trends in revenues and expenditures/expenses.
- Identify future imbalances (deficits).
- Identify potential areas where programs can be implemented now to avoid future deficits.
- Understand how this forecast aligns with past forecasts.
- Compare past forecasts with actual results.

Facts on the Five Year Forecast

- Developed annually as a tool for the budget process.
- Forecast is a model to project future activity and is not a prediction of what will happen.
- Each year's experience will vary.
 - ~ The goal is that annual budgets will be balanced.
 - ~ Each year's actual results will vary.
- Historical results includes FY2011, FY2012, FY2013, FY2014, and Budget 2015. The Short Fiscal Year (May 1, 2014-December 31, 2014) is excluded as it was an 8-month period.

1. General Fund
2. Water & Sewer Fund
3. Capital Projects Fund
4. Long Term Liabilities

Content of Five Year Forecast

The Five Year Forecast is divided into four main areas. The first two areas are the largest operating funds of the Village, the General Fund and the Water & Sewer Fund. The last two areas focus on the Village's infrastructure and long term liabilities, including debt and pension liabilities.

GENERAL FUND

Building the General Fund Forecast: Key Assumptions - Revenues

	FY15 Budget (thousands)	Average Historical Growth (2011-2015)	Projected Annual Growth (2016-2020)
Property Taxes	\$6,834	6%	2.5% ¹
Sales Tax	\$3,300	1%	3.0% ²
Home Rule Sales Tax	\$1,905	3%	3.0% ³
Income Tax	\$2,684	6%	3.0% ⁴
Other Revenues (combined)	\$13,492	3%	2.0% ⁵

Footnotes:

1. Assumes 1.5% growth in CPI and 1% growth in new construction/annexations. Historical growth rates do not include property taxes for Fire Service Areas as those were moved to the Fire Services Fund in SY2014.
2. Sales tax increased 4% in 2014 and 5% in 2015 as the economy rebounds. 3% is a conservative estimate for future performance.
3. Home Rule Sales Tax increased 3% in 2014 and 6% in 2015 as the economy rebounds. 3% is a conservative estimate.
4. Income tax lists 3% as the projected growth rate as a conservative figure.
5. Other revenues includes all other revenues of the general fund. Ambulance fees have been excluded in the historical growth rate as a change in contract model makes historical growth rates incomparable to projected future growth.

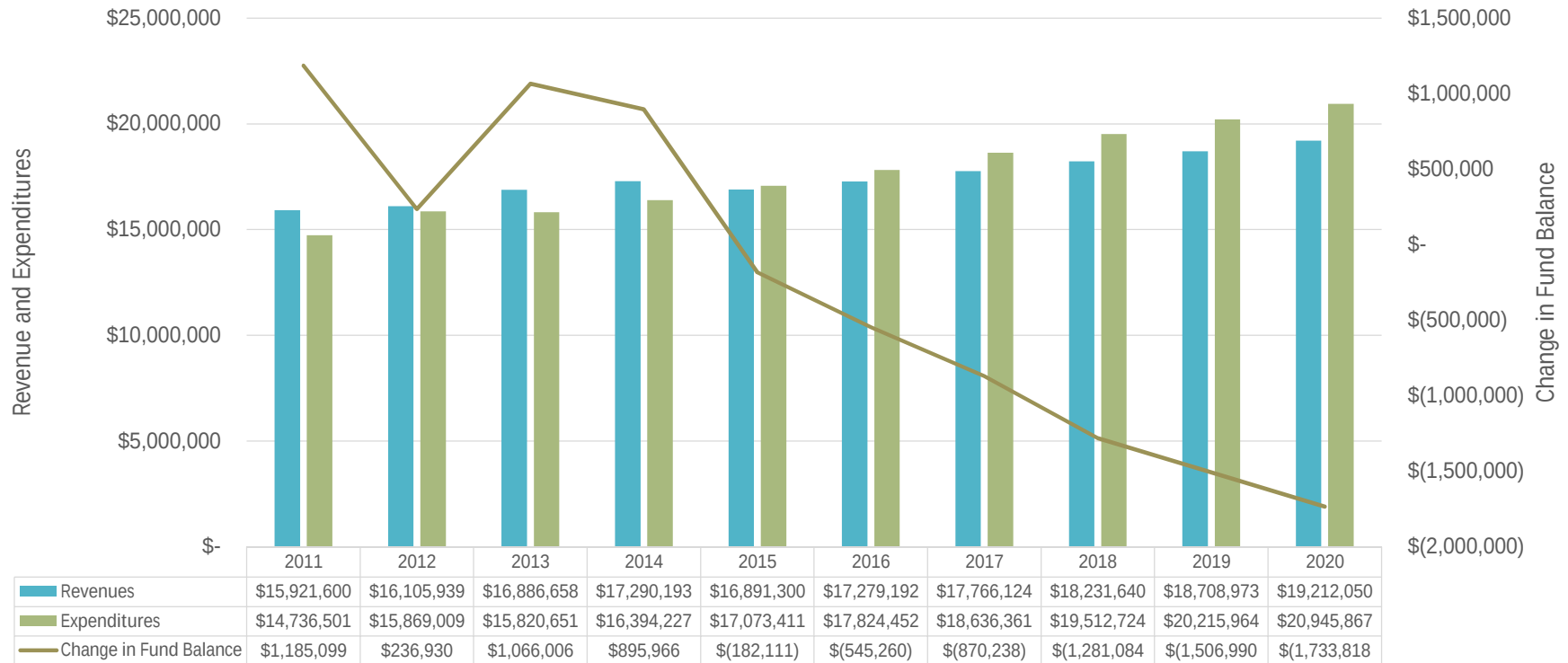
Building the General Fund Forecast: Key Assumptions - Expenditures

	FY15 Budget (thousands)	Average Historical Growth (2011- 2014)	Projected Annual Growth (2016-2020)
Salaries – public safety	\$3,561	5%	4.5% ¹
Salaries – all other	\$4,456	6%	3.0% ²
Pension – public safety	\$1,153	4%	12.8% ³
Pension – all other	\$391	4%	2.0% ⁴
Health Insurance	\$925	2%	4.0% ⁵
Contractual Services	\$3,343	2%	3.0% ²
Commodities	\$226	6%	3.0% ²
Capital Outlay	\$193	19%	5.0% ²
Transfers	\$1,940	2%	3.0% ²

Footnotes:

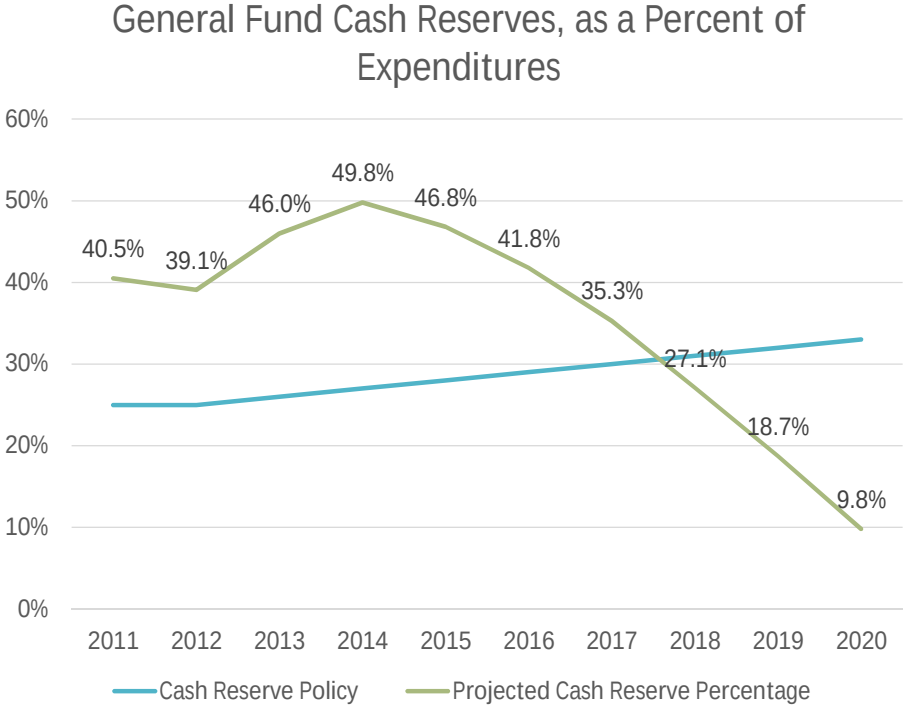
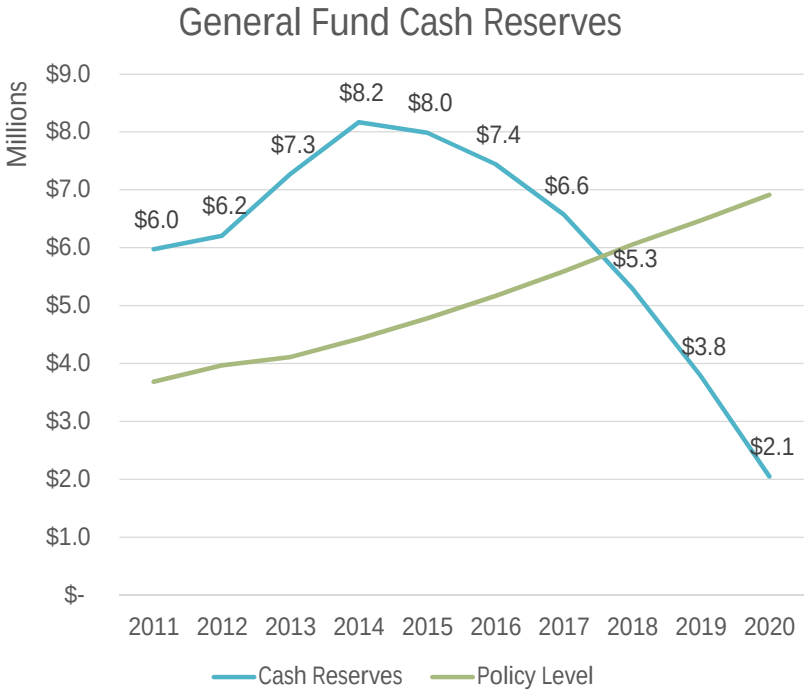
1. Based upon current contract structure.
2. Average increase has ranged from 2-3% over the last several years. Transfers are closely tied to changes in personnel expenses as other funds reimburse the general fund.
3. Projects continued movement downward of investment return assumption.
4. IMRF pension costs are stabilizing and are expected to trend closely to salary increases in the future.
5. The Village's insurance pool has helped to beat the market increases for health insurance.
6. Commodities and Contractual Services are anticipated to increase at a conservative 3%.
7. Capital replacement was deferred during the economic downturn; recent purchases have been meeting deferred needs.

Annual General Fund Forecast



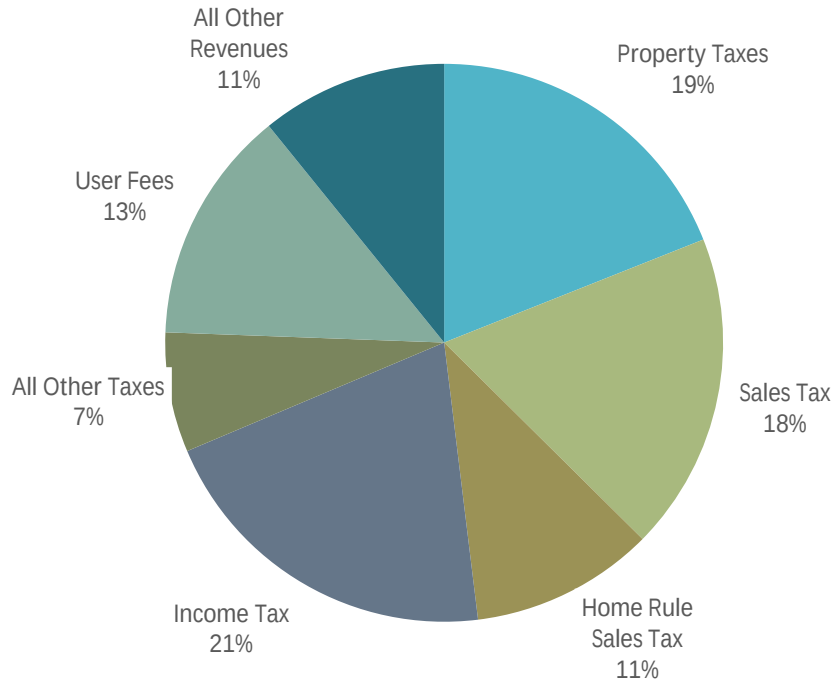
Revenues are forecast to grow at approximately 2% per year while expenditures grow at 3.5%, which would decrease the General Fund's fund balance by \$5.9 million over the next 5 years.

General Fund Balance Projections

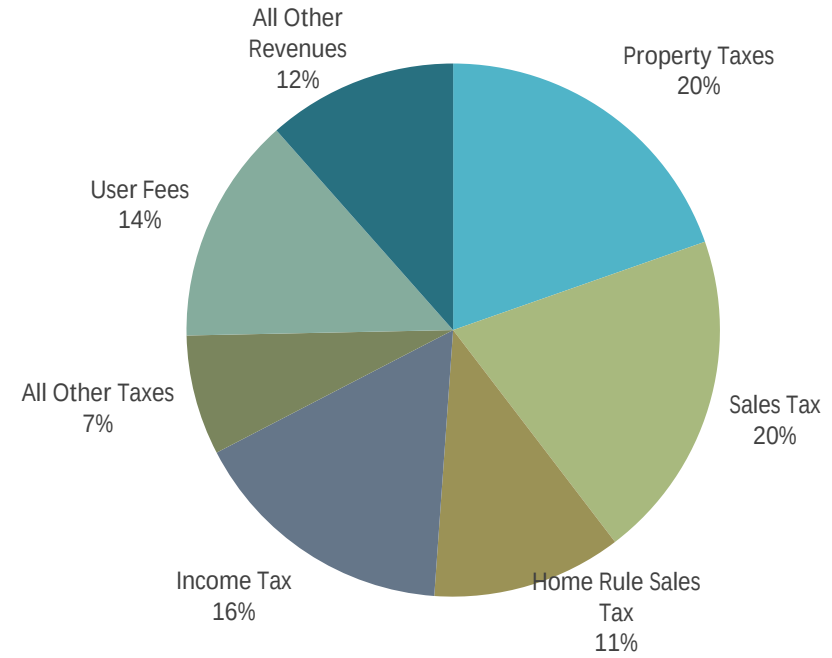


Composition of General Fund Revenues

2015 BUDGET



2020 PROJECTION

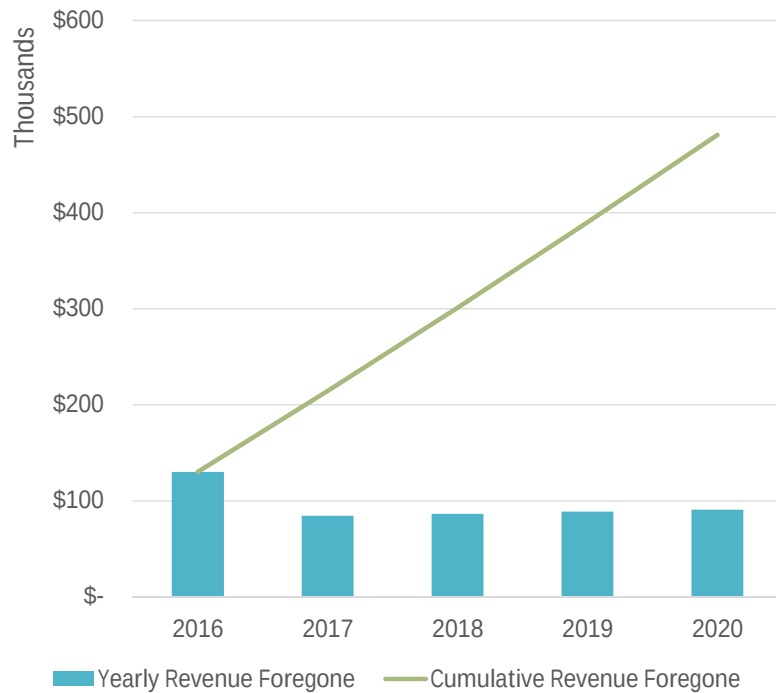


Challenges in Revenue Streams

Several challenges and decision points are on the horizon regarding General Fund Revenues:

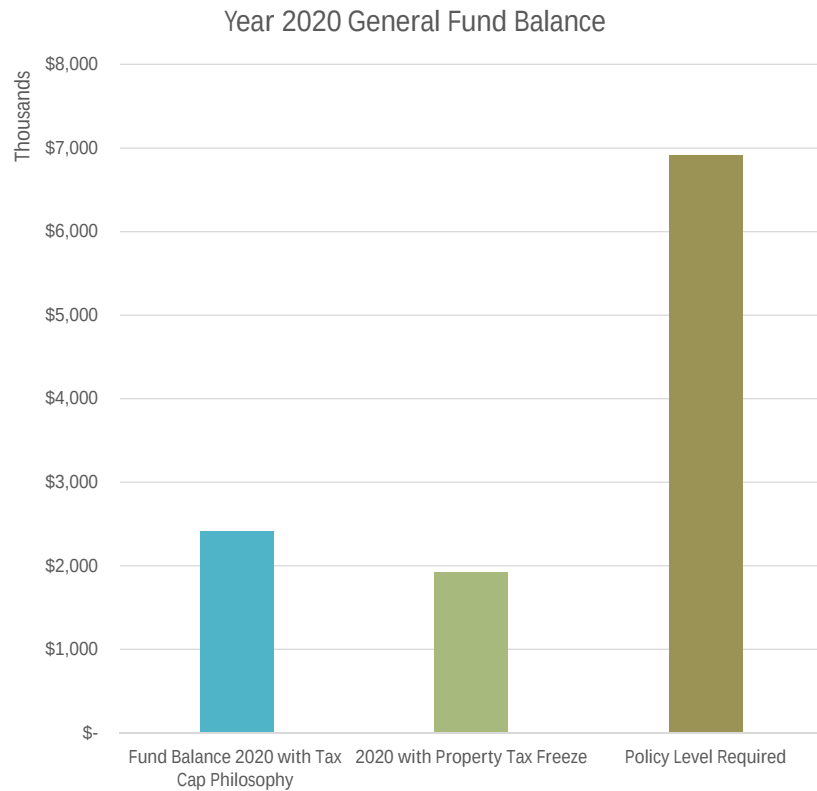
- The Village relies heavily upon performance of sales tax, home rule sales tax, and income tax to provide for known increases in costs. The Village has little direct control over these revenues that are highly influenced by the economy.
- Legislation in Springfield may limit the Village's ability to increase the property tax levy.
- The Governor also proposed an up to 50% reduction in the income tax given to municipalities; although the concept has not gained traction in Springfield.
- An analysis of user fees has not been done in several years and those revenue streams have remained flat and are not projected to increase in the next 5 years.

What would a property tax freeze cost the Village over 5 years?



- The Village is a home rule community that is not legally bound by tax caps.
- However, the Village traditionally holds itself to the tax cap philosophy, which means the Village increases its levy for new growth and CPI only. This philosophy favors gradual increases over time rather than creating spikes in property tax rates.
- The Village levies one general operating levy for the General Fund.
- Legislation in Springfield may limit the Village's ability to increase the levy.
- This slide shows the yearly and cumulative impact if the Village could not increase its tax levy.
- Over 5 years, the Village would forego \$480,000 of revenue in the General Fund that would have to be made up from other revenue sources or through reductions in service.

Comparison of 2020 General Fund Balance with Property Tax Freeze



- This slide shows the cumulative impact in the year 2020 if the Village could not increase its tax levy.
- Fund Balance Levels would no where approach the reserve policy set by the Village Board.

General Fund Expenditures by Type



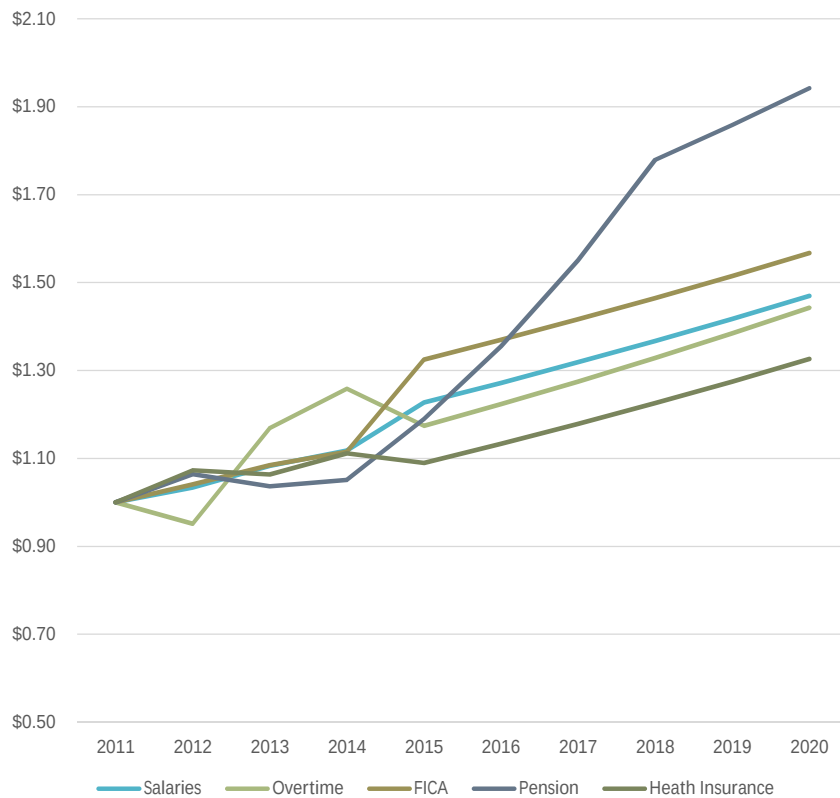
- Personnel expenditures comprise approximately 67% of General Fund expenditures.
- The Village functions accounted for in the General Fund are highly service oriented, therefore it is expected that personnel expenditures would be the main expenditure type.
- Personnel expenditures grow at a faster rate than capital or other operating costs.

Personnel Expenditures by Category



- Public safety personnel costs are projected to grow at a faster rate (4.5%) than general government (3%).
- Police contract ends in 2016; future trends depend on what the renegotiated terms are.
- Police pension costs are also forecast to grow at a higher rate (18% in next three years then 5% thereafter) than municipal pension costs (2%).
- 18% growth in police pension costs assumes continued revision downward of the investment rate return assumption.

Personnel Expenditures by Type – Relative Growth



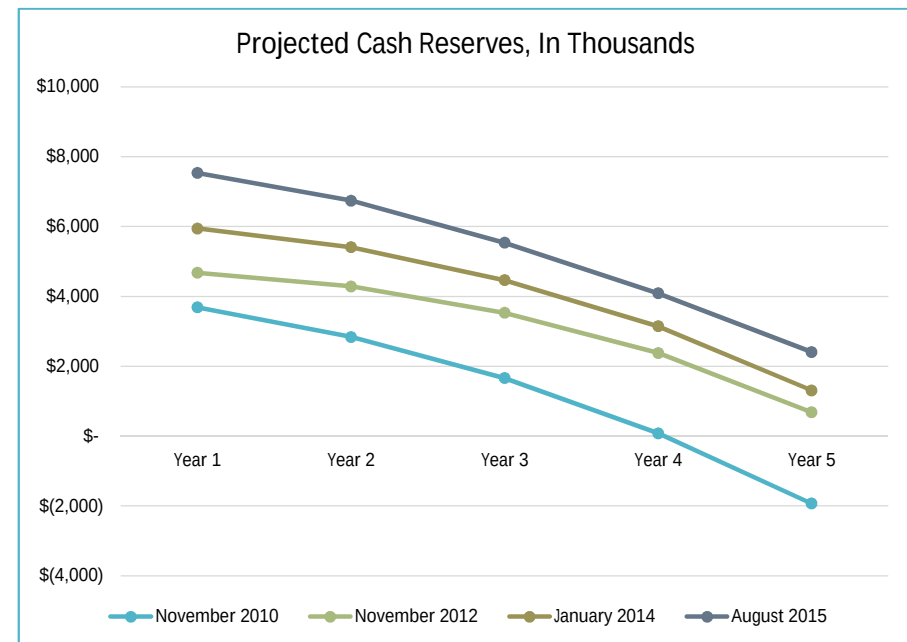
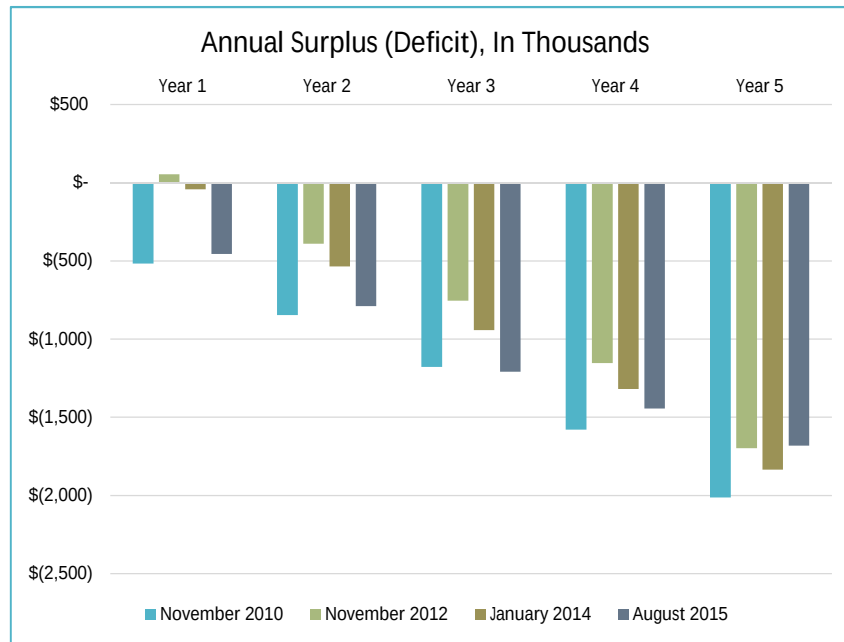
- Chart at left portrays the growth rate of personnel expenditures.
- Pension costs grow at the highest rate.
- The Village has been fortunate through its health insurance pool to mitigate health insurance cost increases seen in the marketplace. The next hurdle is to avoid Cadillac taxes in 2018.

Health Insurance

- The Village is a member of a health insurance risk-sharing pool.
- Rates have increased by an average of 2% over the past 5 years, beating the market place trend.
- Our pool administrators project 4% annual increases, assuming avoidance of the Cadillac Tax.
- The chart at right evaluates the difference in cost between a 4% trend and a 10% trend. As can be seen, it is important to our financial future to control our healthcare costs to the best of our abilities.

	4% Growth Rate	10% Growth Rate	Difference
2015 Cost	\$925,000	\$925,000	\$0
2020 Cost	\$1,125,404	\$1,489,722	\$364,318
Cumulative Cost over 5 Year Forecast	\$5,210,502	\$6,211,939	\$1,001,437

How does this General Fund Forecast Compare?



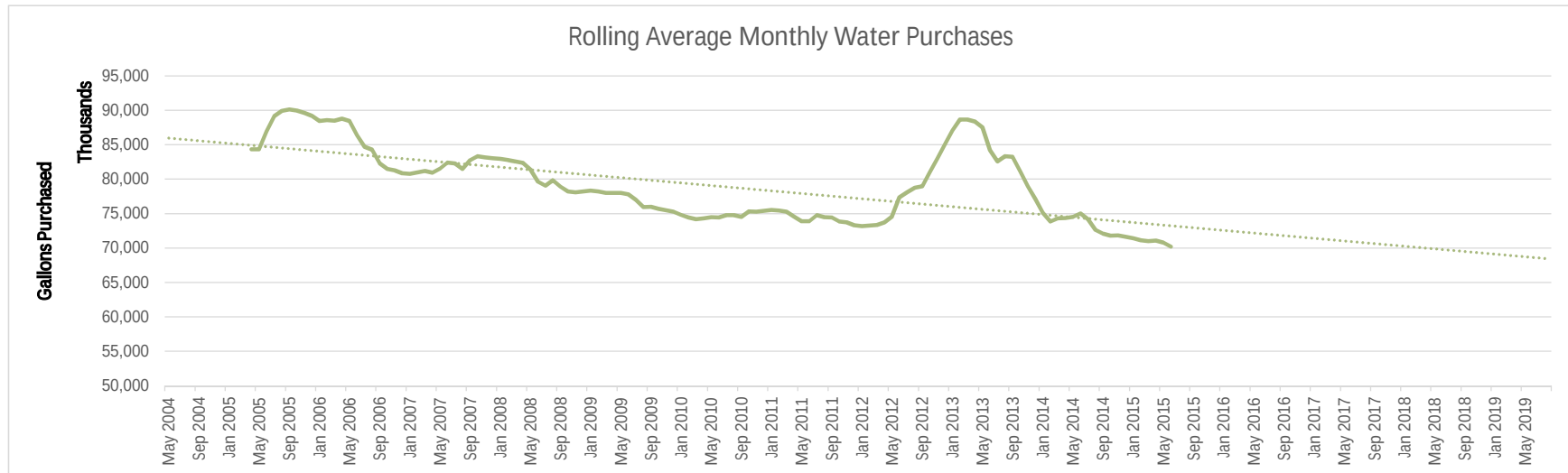
- Similar challenges in the later years of deficit fund balances.
- Better starting cash position has improved the 5 year outlook.
- The Cash Reserves graph demonstrates that each year the Village has been successful at meeting some of the challenges identified in the Five Year Forecast.

Highlights of General Fund 5-Year Forecast

- Personnel costs comprise 67% of General Fund expenditures. It will be necessary for the Village to be focused on controlling and meeting the challenges health care and pension costs.
- The proposed property tax freeze legislation in Springfield could negatively impact the financial health of the General Fund.
- The Village has little direct control over three revenue sources (sales tax, home rule sales tax, and income tax) which are directly impacted by the economy.
- The Village has made very few changes to user fee scales in the past several years.
- The Village's AAA bond rating that it received recently cited strong reserve balances as a key reason for the rating. It is important to maintain the healthy reserve levels to maintain the AAA rating.

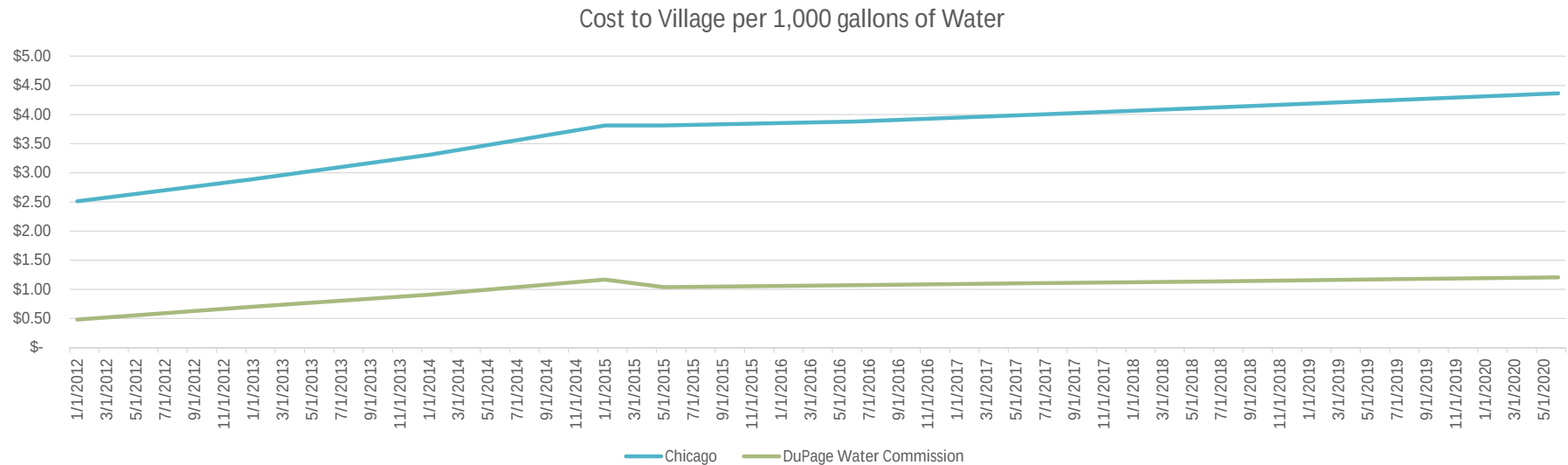
WATER & SEWER FUND

Historical Water Usage



- Graph depicts a 12 month rolling average water usage
- Linear dotted line highlights projected continued trend in water usage
- Due to conservation through energy efficiency efforts as well as improvements to the water infrastructure, gallons purchased has decreased over the past 10 years.
- The spike in 2013 was due to a summer drought
- Water usage is projected to decrease, on average, by 2% annually.

Historical and Projected Water Costs



- Sharp increases in rates were experienced from 2012 to 2015 as the City of Chicago raised the rates it charged for water.
- DuPage Water Commission announced a decrease in its cost for delivering water as of May 1, 2015
- City of Chicago projects rates shall be increased effective June 1, 2016 and every year thereafter by CPI (max of 5%). Future years are projected to increase each June 1 by 3% for both City of Chicago rates and DuPage Water Commission rates.

Building the Water & Sewer Fund Forecast: Key Assumptions - Revenues

	FY15 Budget (thousands)	Average Historical Growth (2011-2014)	Projected Annual Growth (2016-2020)
Metered Water & Sewer Revenue	\$14,095	12%	0.00% ¹
Intergovernmental Sewer Fees	\$1,148	10%	3.3% ²
Connection Fees	\$80	3%	2.0% ³
Sewer Repair Fee	\$285	0%	0.0% ⁴
Inspections & Permits	\$98	13%	4.1% ⁵
Other Revenues (combined)	\$90	5%	1.0% ⁶

Footnotes:

1. Assumes a decrease of 5% for 2016 (due to DuPage Water Commission decrease) and then rates remaining flat thereafter. Rates were kept flat in this analysis to understand what constraints that would place on the fund. Future rate increases are unknown.
2. Intergovernmental fees are effected by Village rates as well as projected GWA budget.
3. Connection fees occur from new development or annexation agreements. A conservative 2% is projected.
4. This fee is a flat fee added to the Village Services Bill and is not anticipated to increase.
5. Inspections & Permit performance is tied to the performance of the housing market and building permits.
6. Includes SSA taxes, interest income, and other miscellaneous revenue. A conservative projection of 1.0% is used as these revenues tend to be incidental in nature. SSA taxes will remain flat.

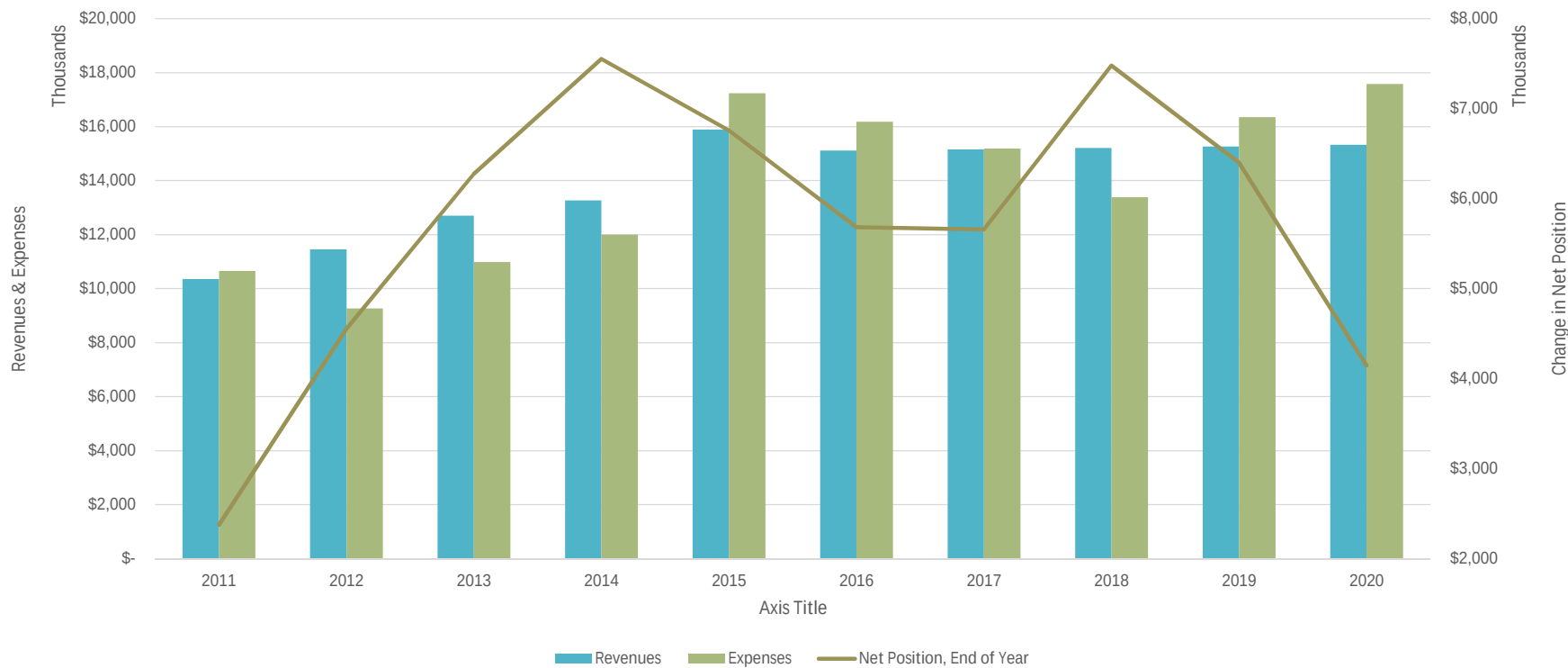
Building the Water & Sewer Fund Forecast: Key Assumptions - Expenditures

	FY15 Budget (thousands)	Average Historical Growth (2011- 2014)	Projected Annual Growth (2016-2020)
Salaries, Overtime and FICA	\$651	8.1%	3.0% ¹
Pension	\$55	2.8%	2.0% ²
Health Insurance	\$56	-1.6%	4.0% ³
Water Purchases	\$4,608	26.4%	-2.1% ⁴
Glenbard Wastewater	\$3,526	8.5%	6.4% ⁵
Contractual Services	\$1,184	17.1%	3.0% ⁶
Commodities	\$38	13.9%	3.0% ⁷
Capital Outlay	\$5,632	38.0%	15.6% ⁸
Transfers	\$732	-6.1%	3.0% ¹

Footnotes:

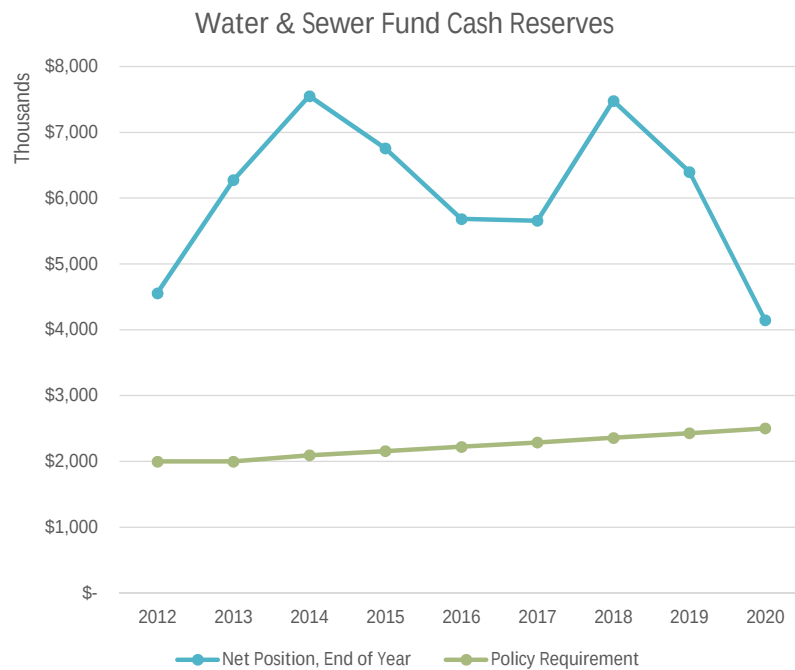
1. A public works reorganization in FY14 resulted in allocating additional personnel costs to the Water & Sewer Fund. Average salary increase has ranged from 2-3% over the last several years. Transfers are closely tied to changes in personnel expenses as other funds reimburse the general fund.
2. IMRF pension costs are stabilizing and are expected to trend closely to salary increases in the future.
3. The Village's insurance pool has helped to beat the market increases for health insurance.
4. In this model, a decrease is shown in year 1, small increases thereafter.
5. Based upon a 3% operating increase and capital increases according to GWA capital plan.
6. Historical increases based upon adding GIS capabilities and upgrades to software systems.
7. Assumed escalator of 3.0%
8. Large spike in 2015 budget affects historical growth due to several large capital projects including Roosevelt Road Water Main. Capital Projects are varied in cost year to year. Anticipate to spend 15.6% more in 2016-2020 than in 2011-2015.

Annual Water & Sewer Fund Forecast



The Forecast assumes no increase to Water & Sewer rates. Great volatility is experienced due to the timing of capital projects throughout the lifetime of the forecast.

Water & Sewer Cash Reserve Projections



- Cash reserve policy grows by CPI each year.
- Cash reserve policy does not take into account the savings needed to fund capital improvements. There may be years the cash reserves need to be above policy in order to meet future capital needs.
- A drought in 2013 increased the cash reserves.

Next Steps for Water & Sewer Fund

- The Village Engineers are revising the 10 year capital forecast which will be needed to perform a rate analysis.
- In advance of the rate change for 2016, financial models will be developed to determine how to maintain the financial health of the fund while minimizing the impact on rates.
- Anticipated completion in Fall 2015.

CAPITAL PROJECTS FUND

Building the Capital Projects Fund Forecast: Key Assumptions - Revenues

	FY15 Budget (thousands)	Average Historical Growth (2006-2014)	Projected Annual Growth (2016-2020)
Property Taxes	\$3,468	2.4%	3.4% ¹
Telecommunications Tax	\$1,000	-1.7%	-1.7% ²
Electricity Use Tax	\$1,000	0.25%	0.25% ³
Natural Gas Use Tax	\$325	3.16%	3.0% ³
Real Estate Transfer Tax	\$625	0.52%	5.0% ⁴
Interest Income	\$10	-17.79%	1.0% ⁵
Other Revenues	\$13,696	N/A	N/A ⁶

Footnotes:

1. Assumes 2.4% growth in CPI and 1% growth in new construction/annexations.
2. Telecommunication taxes have decreased due to a decline in the number of land lines. We anticipate this revenue will continue to decrease.
3. Electricity and Natural Gas Use Taxes are anticipated to grow at their historical rates.
4. Real Estate transfer tax is \$3 per \$1,000 of the sales price of the house. This revenue stream is affected by increases in housing prices and increased sales volume. The assumption is based upon a 3% increase in housing values and 2% increase in sales volume. Zillow indicates the median house value has gone up 9% over the past year and predicts a 0.5% increase in the coming year. There was a 23% increase in number of stamps issued from 2013 to 2014.
5. Only a very minor increase in interest income is anticipated as interest rates are anticipated to rise very gradually.
6. Other revenues include bond proceeds, grant revenue and miscellaneous revenue, which can not be predicted in future years. Therefore, we have not assumed this income will be generated in future years.

Capital Projects Fund – Expenditures

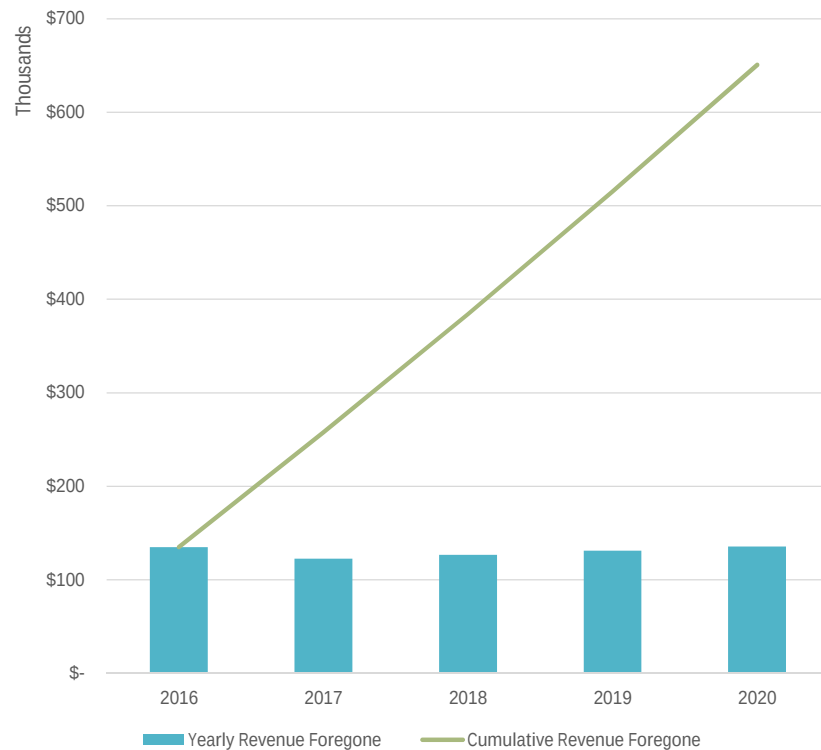
Expenditure Type	2015 Budget	2016	2017	2018	2019	2020
Ancillary expenditures	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Pavement Preservation	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
Non-Roadway Construction Projects	\$3,110,000	\$1,485,000	\$550,000	\$375,000	\$375,000	\$375,000
Police Station	\$200,000	\$11,400,000	\$400,000	\$0	\$0	\$0
Roadway Program	\$5,925,000	\$4,405,000	\$5,485,000	\$3,780,000	\$6,715,000	\$4,382,000
Engineering	\$232,600	\$237,000	\$242,000	\$247,000	\$252,000	\$257,000
Debt Service	\$0	\$956,533	\$954,044	\$953,544	\$952,844	\$956,494
Total	\$9,872,600	\$18,888,533	\$8,036,044	\$5,760,544	\$8,699,851	\$6,375,502

Capital Projects Fund Forecast



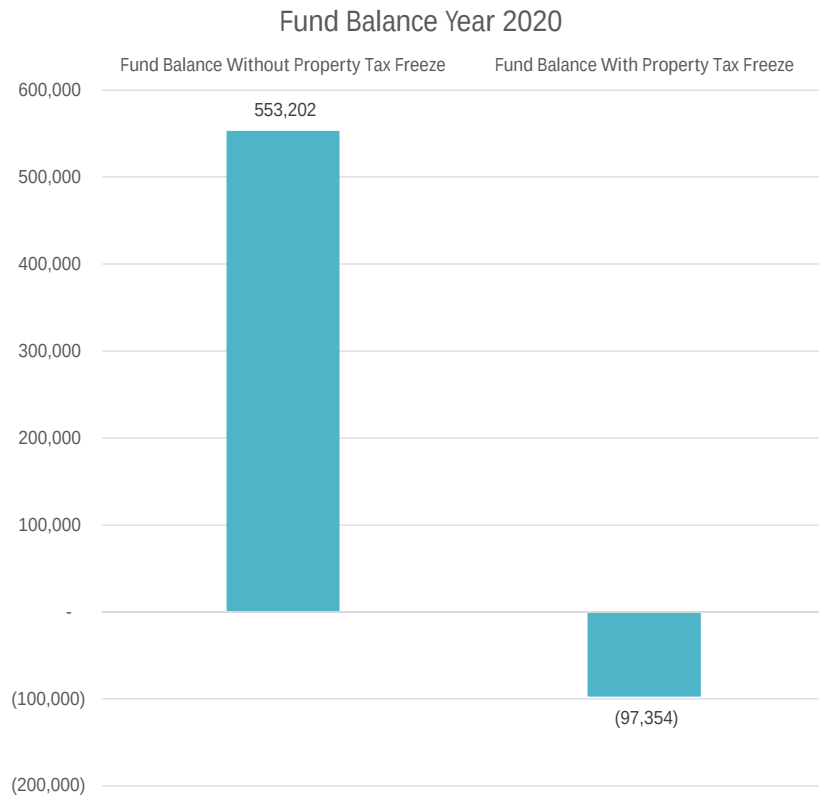
- In the Capital Projects Fund, expenditures vary year-to-year dependent upon the types of projects that are undertaken.
- 2019 is projected to have a negative fund balance. Projects will need to be adjusted or deferred to eliminate this negative balance.

What would a property tax freeze cost the Village over 5 years in the Capital Projects Fund?



- The Village is a home rule community that is not legally bound by tax caps.
- However, the Village traditionally holds itself to the tax cap philosophy, which means the Village increases its levy for new growth and CPI only. This philosophy favors gradual increases over time rather than creating spikes in property tax rates.
- Legislation in Springfield may limit the Village's ability to increase the levy.
- Over 5 years, the Village would forego \$650,000 of revenue that would have to be made up from other revenue sources or through reductions to our capital plan.

Comparison of Ending Fund Balance with Property Tax Freeze



- This slide shows the yearly and cumulative impact in the year 2020 if the Village could not increase its tax levy.
- Fund Balance in the Year 2020 would be projected to be \$(97,354) if property taxes were frozen versus \$553,202.

Unscheduled/Unfunded Projects

- Several projects remain unscheduled and unfunded, namely those projects in the chart at right.
- Future planning will need to address how to fund these needs.

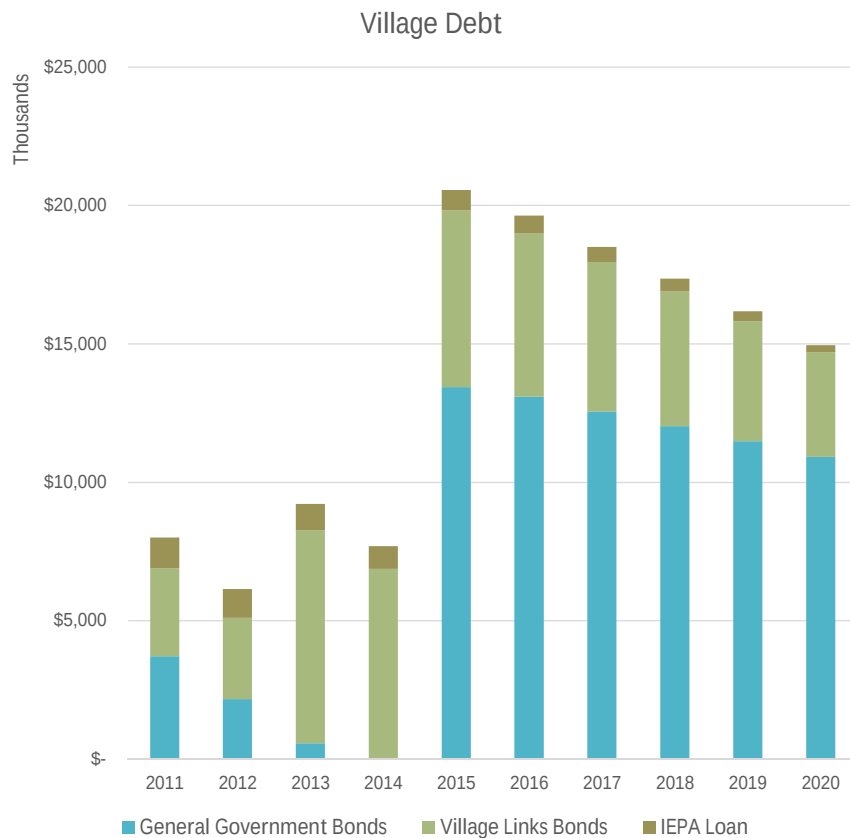
Project	Estimated Cost	Notes
CBD Pedestrian Tunnel	\$7,000,000	Unscheduled/Unfunded
Viaduct/Underpass	\$26,000,000	Unscheduled/Unfunded
CBD Parking Structure	\$4,000,000	Village portion of mixed use private development
Fire Station	??	Unscheduled/Unfunded
Train Station	??	Unscheduled/Unfunded

Next Steps for Capital Project Fund

- The Five Year Capital Plan will be updated as part of the budget cycle.
- The Village must await decisions in Springfield on any property tax freeze that is passed and must respond accordingly to update its Capital Projects Fund forecast and methodology.
- In preparation for the 2015 property tax levy, the Village Board must decide if it will continue to employ the tax cap philosophy.
- The Village Board must provide direction on unscheduled/unfunded projects and how to proceed forward.

LONG TERM LIABILITIES

Village Debt



- Issuance of General Government Bonds for police station project in 2015.
- Gradual debt repayment over the five year forecast.

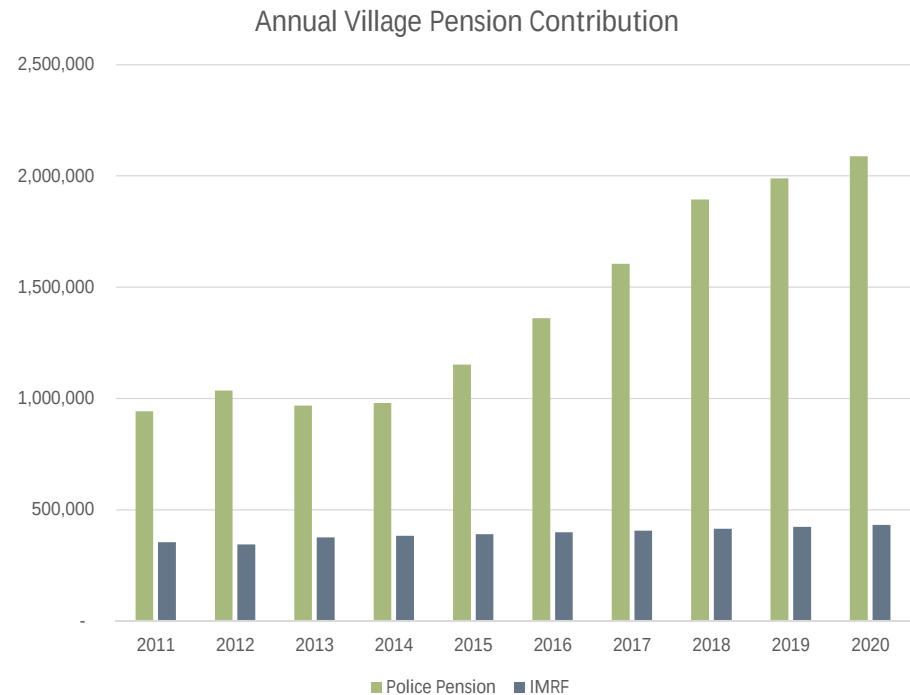
Village Pensions



- Village has two pensions, the Police Pension Fund and the Illinois Municipal Retirement Fund (IMRF).
- The increase in police pension is due to a duty disability and due to decreases in the investment rate return assumption in 2014 (and projected for 2015 and 2016).
- Beginning in 2016, the unfunded liabilities decrease assuming the actuarial assumptions are met.

Annual Village Pension Contributions

- Police Pension annual contributions grow are projected to grow at approximately 12.8% per year due to revision of actuarial assumptions.
- IMRF contributions are anticipated to increase minimally. The anticipated rate change from 2015 to 2015 is from 10.81% of covered payroll to 10.82%



Next Steps for Long Term Liabilities

- The Village will need to revisit the actuarial assumptions for the Police Pension this fall in preparation for the tax levy discussion.
- The Village will need to be mindful of the negative impact that the increasing pension contributions will have on the General Fund.